



West End, MARCH PE15 8DL

welcome to

West End, MARCH

**** River Moorings with Approx. 44ft River Frontage (sts) ** Detached House - Four DOUBLE Bedrooms - Two En Suites**

Lounge plus Separate Dining Room - Office/ Study - Spacious Kitchen/ Breakfast Room - Gardens with DOUBLE GARAGE / Workshop



Entrance Door

to

Hall

Stairs leading off. Radiator.

W.C

Window to rear. Tiled floor. Part tiled walls. Low level wc. Wash hand basin. Heated towel rail.

Office/ Study

9' 4" x 8' 3" (2.84m x 2.51m)

Window to rear. Radiator. Fitted wardrobe storage.

Lounge

18' 3" x 13' 7" (5.56m x 4.14m)

Window to front. Two vertical radiators. Dual fuel burner with brick surround and wooden mantel.

Dining Room

13' 8" x 12' 4" (4.17m x 3.76m)

Window to front. Radiator. Fitted sideboard.

Kitchen / Breakfast Room

18' 1" x 13' 8" (5.51m x 4.17m)

Window to rear. Door to rear. Kitchen island with wine cooler. Radiator. Patio doors to rear. Laminate floor. Wall and base units. Electric double oven, microwave, induction hob and cooker hood. Integrated fridge/freezer. Dishwasher. Washing machine. 1 1/2 bowl with single drainer with mixer tap.

Stairs To First Floor Landing

Loft access. Radiator.

Bedroom One

16' 8" x 13' 8" (5.08m x 4.17m)

Two windows to front. Two radiators. Fitted wardrobes to one wall. Up and over storage.

En Suite

Window to front. Vanity wash hand basin. Extractor fan. Tiled walls. Low level wc. Corner shower cabin.

Bedroom Two

13' 8" x 11' 7" (4.17m x 3.53m)

Two windows to rear. Two radiators.

En Suite

Window to rear. Vanity wash hand basin / w.c. unit. Heated towel rail. Shower cubicle with power shower. Vinyl flooring. Tiled walls.

Bedroom Three

13' 8" x 11' 8" (4.17m x 3.56m)

Two windows to front. Two radiators. Fitted wardrobes.

Bedroom Four

11' 8" x 8' 9" (3.56m x 2.67m)

Window to rear. Radiator. Fitted wardrobes.

Bathroom

Window to rear. Low level wc. Vanity wash hand basin. Walk in shower cubicle with power shower. Panelled bath with mixer taps. Heated towel rail. Vinyl flooring. Tiled walls. Shaver point.

Outside

Front garden have paths, gated side access and mature shrubs and laid to grass.

River garden feature decked area and approx. 44ft river frontage (sts). Raised seating. Allotment area. Laid to grass. Outside tap. Timber summer house with power and lighting.

Rear garden is mainly laid to grass with decked seating rear and is enclosed with side access. Outside tap. Shrubs bordering, Side storage area. Outside power and lighting. Gated rear access to parking area and double garage.

Double Garage

19' 10" x 19' 6" (6.05m x 5.94m)

Up and over door. Two windows to rear. Door to front. Power and lighting. Boarded space above.



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- Detached House
- Four DOUBLE Bedrooms
- Generous Kitchen / Diner
- River Frontage and Mooring (Approx. 44ft sts)
- En Suites to Bedrooms One & Two
- Dual Fuel Burner
- DOUBLE Garage / Workshop
- Viewing Recommended

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
MCH114267 - 0002

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