



£475,000

103B Estover Road, March, PE15 8SF



**To arrange a viewing call us now on 01354 701000**

Versatile accommodation for multi generational living if desired with modern and contemporary fixtures and fittings! This beautifully presented home boasts a wealth of space and light with accommodation comprising fabulous kitchen/breakfast room with integral appliances, study/home office, lounge with log burner, utility and WC whilst upstairs there are three bedrooms with four piece ensuite to master plus family bathroom. The annexe comprises kitchen/diner, lounge, bedroom and shower room and can be access from the main house or separately if preferred. Outside there is parking, triple garage and enclosed garden. Viewing is a must to appreciate all that is on offer here! EPC B

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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#### Ground Floor

##### Hall

Storage cupboard, radiator, stairs to first floor and landing.

##### Lounge

7.22m (23'8") x 4.18m (13'9")  
Bay window to front, window to side, two windows to rear, fireplace with log burner inset, two radiators.

##### Study

2.69m (8'10") x 2.17m (7'2")  
Main wall fitted with deck, cupboards and shelving, window to front, radiator.

##### Kitchen/Breakfast Room

7.22m (23'8") x 3.59m (11'9")  
Fitted with wall and base units with central island, integral Bosch oven, hob and microwave, integral dishwasher, bin drawer, one and half bowl sink unit with boiling tap, window to rear, bay window to front, two windows to side, radiator, double doors to garden.

##### Utility Room

Fitted with wall and base units, sink with mixer tap, space for washing machine and tumble drier, gas fired boiler, window to rear, radiator, door to rear.

##### WC

Fitted with a two piece suite comprising WC and vanity wash hand basin, radiator.

#### First Floor & Landing

Window to front, radiator, access to left.

##### Bedroom 1

4.96m (16'3") x 4.34m (14'3")  
Window to side, two skylights, fitted storage to one wall, radiator, door to:

##### En-suite Bathroom

Fitted with a four piece suite comprising double entrance shower, double ended bath, vanity wash hand basin and WC, skylight, heated towel rail.

##### Bedroom 2

4.26m (14') x 2.44m (8') max  
Window to side, fitted storage to one wall, radiator, air conditioning unit.

##### Bedroom 3

4.01m (13'2") x 2.42m (7'11")  
Window to side, radiator, sliding door storage to one wall.

##### Family Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, skylight, heated towel rail, cupboard housing hot water tank.

##### Annexe Hall

##### Annexe Kitchen

3.75m (12'3") x 2.81m (9'3")  
Fitted with wall and base units with integral oven, hob and hood, one and half bowl sink unit with mixer tap, space for washing machine, radiator, stairs, door to first floor.

#### First Floor & Landing

##### Annexe Bedroom

4.17m (13'8") x 2.53m (8'4")  
Skylight, radiator.

##### Annexe Lounge

4.17m (13'8") x 3.89m (12'9")  
Two skylights, radiator.

##### Shower Room

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, skylight, heated towel rail.

#### Outside

A private driveway leads to the property which has a block weave driveway providing off road parking leading to the double and single garage 8.44m (27'8") x 5.73m (18'10") with electric roller shutter doors and is fitted with light and power.

The enclosed garden is laid to patio and lawn with outside water supply and storage area and shed with gated access to the front.

#### Freehold

Council tax band E

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

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