



**Creek Road, MARCH PE15 8RY**

**welcome to**

**Creek Road, MARCH**

Room For All The Family ! Individual detached house benefitting from en-suite facilities to bedrooms one & two, three reception rooms, kitchen/dining room and DOUBLE GARAGE. Viewing is highly recommended.



**Please Note**

There is under floor heating to the Kitchen area.

**Entrance Door**

to

**Entrance Hall**

Wooden flooring. Stairs leading off. Telephone point. Radiator.

**Ground Floor Cloakroom**

Window to side. Low level wc. Wash hand basin. Extractor fan. Heated towel rail.

**Office / Study**

Window to side. Radiator. TV & telephone point. Wooden flooring.

**Lounge**

Bay window to front. Two windows to side. Radiator. TV & telephone point. Feature fireplace with gas fire, marble effect hearth and stone effect surround.

**Dining Room**

French doors to garden. Radiator. TV point. Wooden flooring.

**Kitchen / Breakfast Room**

Fully fitted kitchen. Two windows to side. French doors to garden. Single drainer sink with mixer taps. 1 1/2 bowl. Cooker hood. Double integrated dishwasher. Double integrated freezer. Two integrated warming trays. Coffee machine. Tiled floor. Panimatic oven. Centre island with ceramic hob and storage drawers under.

**Utility Room**

Door to side access. Single drainer sink with mixer taps. Plumbing for washing machine. Window to side. Tiled floor. Wall and base units with storage under.

**First Floor Galleried Landing**

Window to front. Airing cupboard. Radiator. Smoke alarm. Loft access.

**Bedroom One**

Window to front. Two windows to side. Radiator. TV point. Telephone point.

**Dressing Area**

Hanging Rails. Radiator.

**En Suite**

Window to rear. Walk in shower cubicle. Vanity hand basin with storage under. Tiled floor. Extractor fan. Heated towel rail. Low level wc. Fully tiled walls.

**Bedroom Two**

Window to side. Radiator. TV point. Telephone point.

**En Suite**

Window to rear. Low level wc. Tiled floor. Wash hand basin. Shower cubicle. Extractor fan.

**Bedroom Three**

Window to side. Fitted wardrobes. Radiator. TV point.

**Dressing Room**

Window to side. Hanging rails.

**Bedroom Four**

Window to side. Radiator. TV point. Fitted wardrobes.

**Bathroom**

Window to side. Free standing bath. Vanity wash hand basin with storage under. Low level wc. Tiled walls. Tiled floor. Heated towel rail.

**Garage**

Electric roller shutter doors. Electric and lighting laid on. Door to rear gardens.

**Outside**

Front gardens are blocked paved leading to the double garage.

Rear garden is laid to patio with areas of artificial turf for low maintenance with gated access to front.

Outside lights and outside taps.



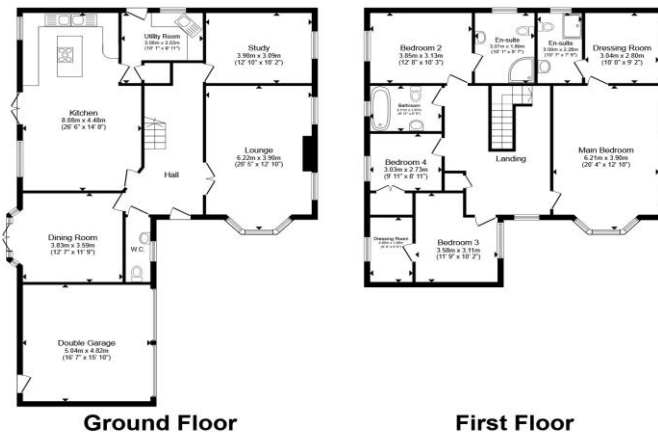
**view this property online** [williamhbrown.co.uk/Property/MCH114531](http://williamhbrown.co.uk/Property/MCH114531)



# welcome to Creek Road, MARCH

- Detached House
- Four Bedrooms
- En Suite to Bedrooms One & Two
- Lounge plus Separate Dining Room
- Office / Study
- Kitchen / Breakfast Room
- Double Garage

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



Ground Floor

First Floor

Total floor area 245.9 m<sup>2</sup> (2,647 sq.ft.) approx  
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.propertybox.io



## £535,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MCH114531](http://williamhbrown.co.uk/Property/MCH114531)



Property Ref:  
MCH114531 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



**01354 654545**



[march@williamhbrown.co.uk](mailto:march@williamhbrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williamhbrown.co.uk](http://williamhbrown.co.uk)