

Total area: approx. 115.7 sq. metres (1245.3 sq. feet)



Ground floor

First floor

TPayne & Co
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Cricketers Way, Benwick, March, Cambs, PE15 0UU

Village Cul-De-Sac Location - Detached House - 4 Bedrooms - Kitchen/Breakfast Room & Lounge - Ground Floor WC & Utility Room - Family Bathroom & En-Suite To Master - Enclosed Rear Garden - Garage & Driveway Parking - Call To View

£325,000



Ground Floor

Entrance Hall

Double glazed window to front, laminate flooring, stairs, double glazed entrance door, door.

Kitchen/Breakfast Room

6.27m (20'7") x 3.25m (10'8") Fitted with a matching range of base and eye level units with worktop space over, butler style sink with tiled splashbacks, fridge/freezer and dishwasher, built-in oven, built-in ceramic hob with extractor hood over, double glazed window to rear, radiator, laminate tiled flooring, double glazed double doors to garden, door to:

Utility Room

3.25m (10'8") x 2.28m (7'6") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed window to rear, double glazed door to garden, door to garage.

Lounge

4.04m (13'3") x 3.77m (12'5") Double glazed walk-in box window to front, open fire fireplace, radiator, double doors to kitchen/breakfast room.

WC

Fitted with two piece suite comprising, wash hand basin with tiled splashbacks and low-level WC, laminate flooring and extractor fan.

First Floor

Landing

Airing cupboard, radiator and doors to:

Master Bedroom

3.57m (11'9") x 3.07m (10'1") Double glazed window to rear, built-in wardrobes, single radiator, and door to:

En-suite

Fitted with three piece suite comprising wash hand basin with storage under, tiled

shower enclosure, WC with hidden cistern, part tiled walls, heated towel rail, double glazed window to rear.

Bedroom 2

3.00m (9'10") x 3.00m (9'10") Double glazed window to front and single radiator.

Bedroom 3

3.00m (9'10") x 2.22m (7'3") Double glazed window to front, over stairs storage cupboard and single radiator.

Bedroom 4

4.63m (15'2") x 2.30m (7'7") Fitted with double glazed skylight and single radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment, wash hand basin with storage under, part tiled walls, WC with hidden cistern, heated towel rail and vinyl flooring.

Outside

There is a gravel driveway to the front of the property leading to the single garage which has up and over door, lighting, electric and door to utility room.

A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area, planted borders, trees, shrubs and timber shed.

EPC Rating: _TBC



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