

# £325,000

9 Deerfield Road, March, PE15 9AH



To arrange a viewing call us now on 01354 701000

This generous home is located close to town and is offered with no chain. Features include a kitchen/diner with bay window, utility & WC, lounge overlooking the garden, four double bedrooms set over two floors with two ensuites and a four piece family bathroom. Outside there is ample parking, carport and garage with a garden set to patio and lawn. EPC B



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#### Ground Floor

##### Hall

Stairs to first floor and landing, storage cupboard.

##### Lounge

5.34m (17'6") x 3.89m (12'9")

Double doors to rear garden.

##### Kitchen/Dining Room

4.94m (16'2") x 3.80m (12'6")

Fitted with wall and base units with breakfast bar, integral oven, hob, hood and dishwasher, one and half bowl sink unit with mixer tap, window to side, bay window to front.

##### Utility Room

Sink unit with mixer tap, plumbing for washing machine and space for tumble drier.

##### WC

Fitted with WC and wash hand basin.

#### First Floor & Landing

Window to side, airing cupboard, stairs to second floor.

##### Bedroom 1

4.83m (15'10") x 3.80m (12'6")

Window to front, radiator.

##### En-suite

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

##### Bedroom 3

5.34m (17'6") x 3.07m (10'1")

Window to rear, porthole window to front, radiator.

##### Bedroom 4

3.92m (12'10") x 3.34m (11')

Window to rear, radiator.

##### Family Bathroom

Fitted with a four piece suite comprising bath with separate shower cubicle, wash hand basin and WC, heated towel rail.

#### Second Floor & Landing

##### Bedroom 2

4.48m (14'8") min x 3.10m (10'2") max  
Two skylights, radiator.

##### En-suite

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

##### Outside

A driveway to one side leads to the carport and through to the rear of the property with further off road parking and garage which is fitted with light and power. The South, South East facing rear garden is laid to patio and lawn with outside water supply.

##### Freehold

Council tax band E

The property benefits from an air source heat pump with underfloor heating throughout the ground floor.

##### 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 £40 + VAT (£48) per transaction, 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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