£475,000

3 Olive Close , March , PE15 8GG



To arrange a viewing call us now on 01354 701000

Situated in a private cul-de-sac this brand new home boasts a lovely kitchen/dining room with integral appliances and bi-fold doors opening out onto the south facing garden, good size lounge, utility room and ground floor cloakroom whilst upstairs there are four double bedrooms with ensuite shower room to the master plus a four piece family bathroom. Outside there is ample parking, garage, EV charger and enclosed rear garden. EPC A

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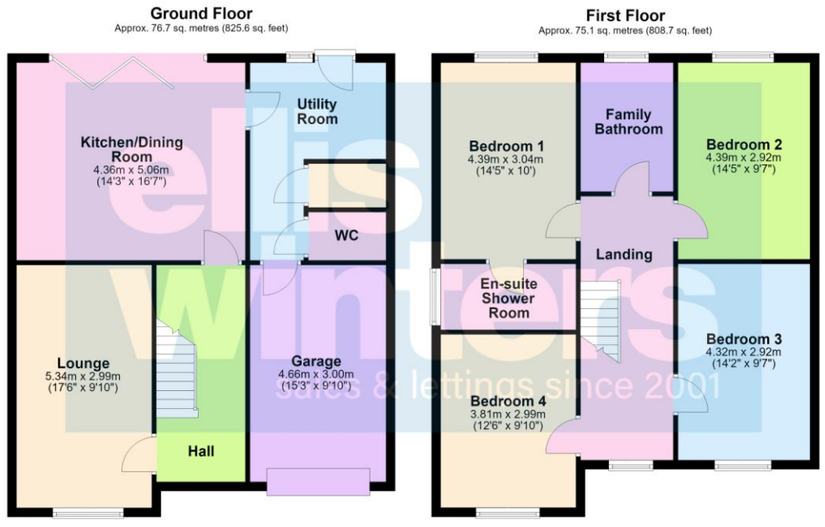
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Ground Floor

Hall
Stairs to first floor and landing, storage cupboard.

Lounge
5.34m (17'6") x 2.99m (9'10")
Window to front.

Kitchen/Dining Room
5.06m (16'7") x 4.36m (14'3")
Fitted with a range of wall and base units with integral double oven, hob, hood, dishwasher, fridge/freezer, wine fridge, sink unit with mixer tap, bi-fold doors to garden.

Utility Room
Wall and base units, sink unit, space for washing machine and tumble drier, window to rear, door to garden.

WC
Fitted with vanity wash hand basin and WC.

First Floor & Landing
Window to front, radiator, access to loft.

Bedroom 1
4.39m (14'5") x 3.04m (10')
Window to rear, radiator.

En-suite Shower Room
Fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin and WC, window to side, heated towel rail.

Bedroom 2
4.39m (14'5") x 2.92m (9'7")
Window to rear, radiator.

Bedroom 3
4.32m (14'2") x 2.92m (9'7")
Window to front, radiator.

Bedroom 4
3.81m (12'6") x 2.99m (9'10")
Window to front, radiator.

Family Bathroom
Fitted with a four piece suite comprising bath, shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

Outside
There is ample off road parking to the front leading to the Garage 4.66m (15'3") x 3.00m (9'10") with electric roller shutter door and fitted with EV charger, light and power.

A gated side access leads to the south facing rear garden with patio and the remainder left for cultivation.

Freehold
Council tax TBA

It should be noted that the property has owned solar panels and 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 £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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Please contact us using the details above to discuss your requirements.

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