£440,000

41 Shaftesbury Avenue, March, PE15 8SA



To arrange a viewing call us now on 01354 701000

Offered in lovely order this home has a fabulous feeling of light and space! Features include a large kitchen/diner with appliances flowing through to a breakfast room and onto a garden room with bi-folding doors. A good size lounge, utility room and WC complete the ground floor. Upstairs there are four double bedrooms with ensuite and family bathroom. Outside there is parking garage and a great west facing garden with summerhouse and hot tub! EPC C

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Ground Floor

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

Kitchen/Dining Room
9.20m (30'2") x 3.55m (11'8")
Refitted with wall and base units with integral double oven, hob, hood, dishwasher, bin store, pantry cupboards, one and half bowl sink unit with mixer tap, windows to front and rear, radiator, open plan to:

Breakfast Room
4.43m (14'6") x 2.99m (9'10")
Wall and base units with wine fridge and central island, bay window to rear with double doors to the garden, radiator, open plan to:

Garden Room
4.24m (13'11") x 3.88m (12'9")
Radiator, bi-fold doors to rear garden, log burner.

Lounge
5.95m (19'6") x 4.04m (13'3")
Bay window to front, two radiators, media wall with cupboards, double doors back to hallway.

Utility Room
Space for washing machine, tumble drier and double fridge/freezer, gas fired boiler, radiator, window to rear, stable door to rear.

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

First Floor & Galleried Landing
Window to front, airing cupboard, radiator.

Bedroom 1
5.94m (19'6") max x 4.05m (13'3")
Window to front, fitted wardrobes to one wall, radiator.

En-suite
Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to side, heated towel rail.

Bedroom 2
4.10m (13'5") x 3.84m (12'7")
Window to rear, radiator.

Bedroom 3
4.22m (13'10") x 3.60m (11'10")
Window to rear, radiator.

Bedroom 4 4.81m (15'9") x 3.6m (11'10")
Window to front, radiator.

Family Bathroom
Fully tiled and fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC, window to rear, heated towel rail.

Outside
To the front there is a generous garden area mainly laid to lawn with a block weave driveway to one side providing off road parking leading to the Garage which is fitted with light and power. A gated side access leads to the West facing garden which is aid to patio and lawn with outside water supply. There is a beautiful summerhouse fitted with power and has double doors opening onto a further patio and to the other side there is a pergola with 8 person hot tub with blue tooth speaker and lighting. A gate give access to a further garden area laid to lawn.

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.

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