



**West End, MARCH PE15 8DL**

**welcome to**

**West End, MARCH**

\*\* River Moorings with Approx. 44ft River Frontage (sts) \*\* Detached House - Four DOUBLE Bedrooms - Two En Suites

Lounge plus Separate Dining Room - Office/ Study - Spacious Kitchen/ Breakfast Room - Gardens with DOUBLE GARAGE / Workshop



### **Entrance Door**

to

### **Hall**

Stairs leading off. Radiator.

### **W.C**

Window to rear. Tiled floor. Part tiled walls. Low level wc. Wash hand basin. Heated towel rail.

### **Office/ Study**

9' 4" x 8' 3" ( 2.84m x 2.51m )

Window to rear. Radiator. Fitted wardrobe storage.

### **Lounge**

18' 3" x 13' 7" ( 5.56m x 4.14m )

Window to front. Two vertical radiators. Dual fuel burner with brick surround and wooden mantel.

### **Dining Room**

13' 8" x 12' 4" ( 4.17m x 3.76m )

Window to front. Radiator. Fitted sideboard.

### **Kitchen / Breakfast Room**

18' 1" x 13' 8" ( 5.51m x 4.17m )

Window to rear. Door to rear. Kitchen island with wine cooler. Radiator. Patio doors to rear. Laminate floor. Wall and base units. Electric double oven, microwave, induction hob and cooker hood. Integrated fridge/freezer. Dishwasher. Washing machine. 1 1/2 bowl with single drainer with mixer tap.

### **Stairs To First Floor Landing**

Loft access. Radiator.

### **Bedroom One**

16' 8" x 13' 8" ( 5.08m x 4.17m )

Two windows to front. Two radiators. Fitted wardrobes to one wall. Up and over storage.

### **En Suite**

Window to front. Vanity wash hand basin. Extractor fan. Tiled walls. Low level wc. Corner shower cabin.

### **Bedroom Two**

13' 8" x 11' 7" ( 4.17m x 3.53m )

Two windows to rear. Two radiators.

### **En Suite**

Window to rear. Vanity wash hand basin / w.c. unit. Heated towel rail. Shower cubicle with power shower. Vinyl flooring. Tiled walls.

### **Bedroom Three**

13' 8" x 11' 8" ( 4.17m x 3.56m )

Two windows to front. Two radiators. Fitted wardrobes.

### **Bedroom Four**

11' 8" x 8' 9" ( 3.56m x 2.67m )

Window to rear. Radiator. Fitted wardrobes.

### **Bathroom**

Window to rear. Low level wc. Vanity wash hand basin. Walk in shower cubicle with power shower. Panelled bath with mixer taps. Heated towel rail. Vinyl flooring. Tiled walls. Shaver point.

### **Outside**

Front garden have paths, gated side access and mature shrubs and laid to grass.

River garden feature decked area and approx. 44ft river frontage (sts). Raised seating. Allotment area. Laid to grass. Outside tap. Timber summer house with power and lighting.

Rear garden is mainly laid to grass with decked seating rear and is enclosed with side access. Outside tap. Shrubs bordering. Side storage area. Outside power and lighting. Gated rear access to parking area and double garage.

### **Double Garage**

19' 10" x 19' 6" ( 6.05m x 5.94m )

Up and over door. Two windows to rear. Door to front. Power and lighting. Boarded space above.



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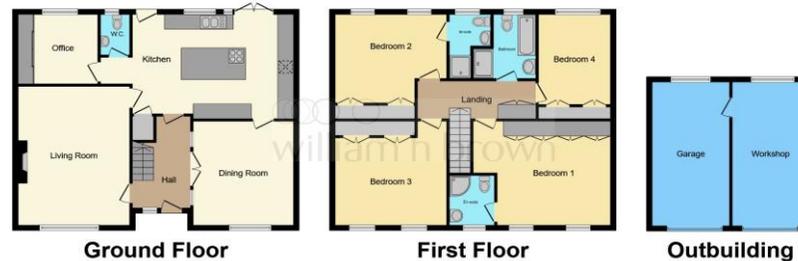


## welcome to West End, MARCH

- Detached House
- Four DOUBLE Bedrooms
- Generous Kitchen / Diner
- River Frontage and Mooring (Approx. 44ft) (sts)
- En Suites to Bedrooms One & Two
- Dual Fuel Burner
- DOUBLE Garage / Workshop
- Viewing Recommended

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

offers in excess of  
**£475,000**



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.focalagent.com



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Property Ref:  
MCH114267 - 0003

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