£475,000

112 West End, March, PE15 8DH



To arrange a viewing call us now on 01354 701000

Situated in the desirable location of West End this versatile cottage has it all including a good size lounge, open plan kitchen with integral appliances and granite worktops leading to the dining and family area which overlooks the rear garden, study or ground floor 5th bedroom if desired, utility room and ground floor shower room whilst to the first floor there are four double bedrooms with ensuite to master and a fabulous four piece family bathroom. Outside there are gardens to the side and rear plus off road parking and garage or games room with further room above. Viewings is advised to fully appreciate all that is on offer here! EPC C

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 **Email**: info@elliswinters.co.uk **www**.elliswinters.co.uk

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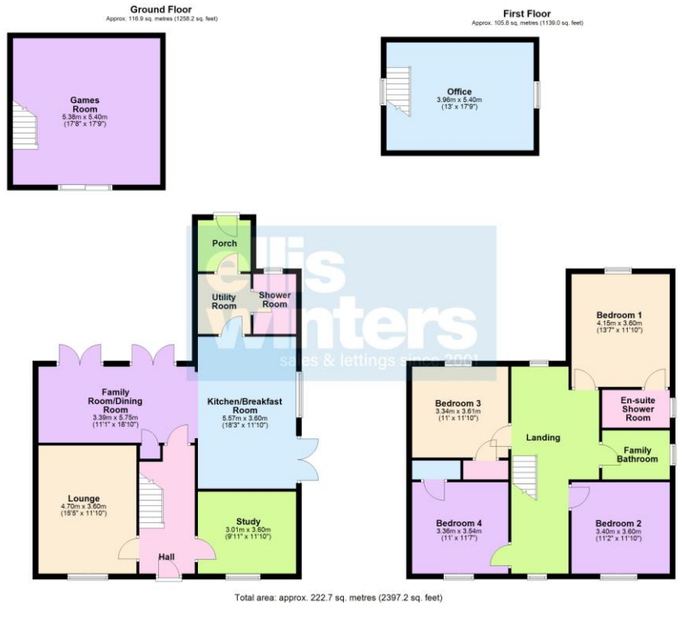
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Ground Floor

Hall
Stairs to first floor and landing.

Lounge
4.70m (15'5") x 3.60m (11'10")
Window to front,

Study
3.60m (11'10") x 3.01m (9'11")
Window to front.

Family Room/Dining Room
5.75m (18'10") x 3.39m (11'1")
Storage cupboard, two sets of double doors to the garden, open plan to:

Kitchen/Breakfast Room
5.57m (18'3") x 3.60m (11'10")
Wall and base units with granite worktops, central island, integral double oven, hob, hood, wine fridge, dishwasher, one and half bowl sink unit with mixer tap, window to side, double door to side.

Utility Room
Wall and base unit sink unit with mixer tap, gas fired boiler, space for washing machine and tumble drier.

Shower Room
Fully tiled and fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin and WC, window to rear, radiator.

Rear Porch
Door to rear.

First Floor & Landing
Window to front and rear, two radiators, access to loft with ladder, light and some boarding.

Bedroom 1
4.15m (13'7") x 3.60m (11'10")
Window to rear, radiator.

En-suite Shower Room
Fitted with shower unit, vanity wash hand basin and WC, window to side, heated towel rail.

Bedroom 2
3.60m (11'10") x 3.40m (11'2")
Window to front, radiator.

Bedroom 3
3.61m (11'10") x 3.34m (11')
Window to rear, radiator, cupboard/wardrobe.

Bedroom 4
3.54m (11'7") x 3.36m (11')
Window to front, radiator, cupboard/wardrobe.

Family Bathroom
Fitted with a four piece suite comprising bath with mixer tap shower head, two vanity wash hand basins, WC, window to side, heated towel rail.

Outside
To the front of the home there are mature trees and shrubs. A gated side access leads to the side garden which is laid to paving with garden shed and gated access to the parking at the rear. The rear parking has double gates with a pedestrian gate to the enclosed rear garden which is laid mainly to patio with gravel borders and pergola. The Garage is currently being used as a Games Room 5.40m (17'9") x 5.38m (17'8") which is fitted with light and power with patio doors opening onto the main rear garden. A set of stairs leads to the Office room above 5.40m (17'9") x 3.96m (13') with two windows to side.

Freehold
Council tax D

It should be noted that the property has 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.

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