

£425,000

15 Norwood Avenue, March, PE15 8LJ



To arrange a viewing call us now on 01354 701000

Located in a popular area both close to town and the train station this extended family home offers a wealth of space both inside and out! Accommodation comprises a good size lounge, L shaped kitchen/breakfast room, dining room, utility and WC whilst to the first floor there are four double bedrooms, two ensuites and a stunning family bathroom. Outside there is parking, tandem garage and lovely rear garden. EPC D

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

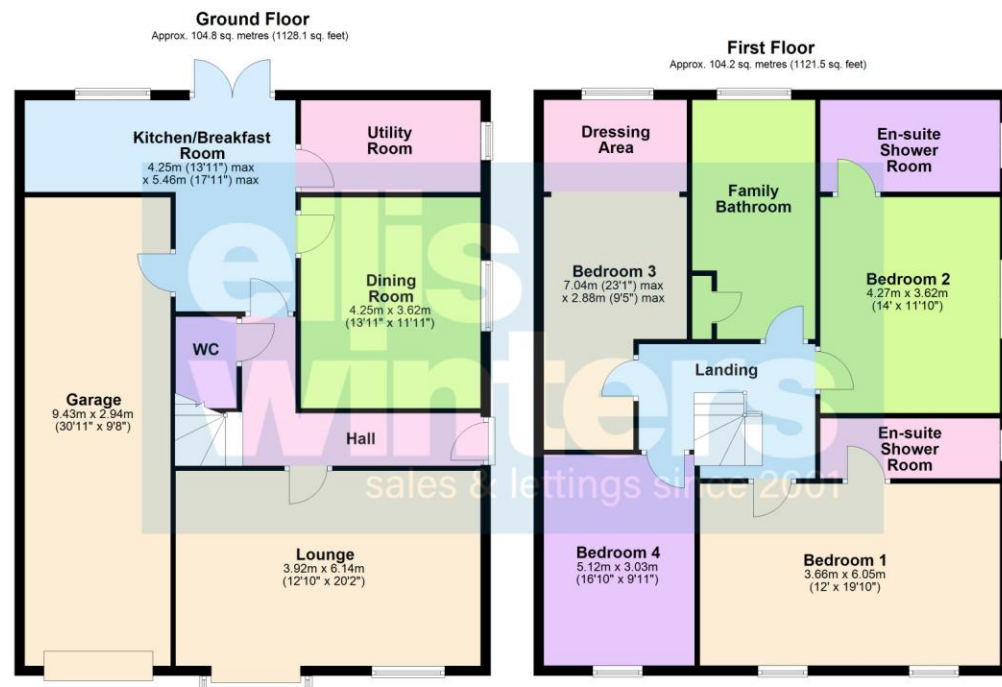
**ellis winters**  
sales & lettings since 2001



**ellis winters**  
sales & lettings since 2001

# £425,000

15 Norwood Avenue, March, PE15 8LJ



Located in a popular area both close to town and the train station this extended family home offers a wealth of space both inside and out! Accommodation comprises a good size lounge, L shaped kitchen/breakfast room, dining room, utility and WC whilst to the first floor there are four double bedrooms, two en-suites and a stunning family bathroom. Outside there is parking, tandem garage and lovely rear garden.

#### Ground Floor

##### Hall

Two radiators, stairs to first floor and landing.

##### Lounge

6.14m (20'2") x 3.92m (12'10")  
Window to front, box bay window to front, two radiators.

##### Dining Room

4.25m (13'11") x 3.62m (11'11")  
Window to side, radiator.

##### Kitchen/Breakfast Room

5.46m (17'11") max x 4.25m (13'11") max  
L shaped room fitted with wall and base units, solid worktops, electric cooker point, butler sink, window to rear, radiator, double doors to garden.

##### Utility Room

Wall and base units, solid worktops, butler sink, space for washing machine and tumble drier, window to side, radiator.

##### WC

Fitted with WC and vanity wash hand basin, radiator.

#### First Floor & Landing

##### Bedroom 1

6.05m (19'10") x 3.66m (12')  
Two windows to front, radiators.

##### En-suite Shower Room

Fully tiled and fitted with oversized shower cubicle, twin vanity wash hand basins, WC, window to side, radiator, heated towel rail.

##### Bedroom 2

4.27m (14') x 3.62m (11'10")  
Window to side, radiator.

##### En-suite Shower Room

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

##### Bedroom 3

7.04m (23'1") max x 2.88m (9'5") max  
Radiator, open plan to Dressing Area with window to rear.

##### Bedroom 4

5.12m (16'10") x 3.03m (9'11")  
Window to front, radiator.

##### Family Bathroom

Fitted with slipper bat, twin vanity wash hand basins, WC, plumbing for shower, window to rear, cupboard, heated towel rail.

##### Outside

There is parking to the front leading to the Garage 9.43m (30'11") x 2.94m (9'8") with up and over door, fitted with light and power, gas fired boiler, personal door to kitchen/diner. A gated side access leads to the generous rear garden which is laid mainly to lawn with mature borders and patio area.

#### Freehold

Council tax band D

#### 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 plus VAT per transaction (£48 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

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

**ellis winters**  
sales & lettings since 2001