

£475,000

22 Elwyndene Road, March, PE15 9BL



To arrange a viewing call us now on 01354 701000

This extended home is located in a popular area and boasts beautiful open plan living! Features include kitchen with integral appliances opening to family room/dining room with bi-fold doors to the west facing rear garden, playroom, generous lounge, office plus utility and ground floor cloakroom. To the first floor there are four bedrooms with ensuite and walk-in wardrobe to master plus family bathroom. Viewing is a must on this generous home. EPC C

Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk

elliswinters&co



elliswinters&co

£475,000

22 Elwyndene Road, March, PE15 9BL



This extended home is located in a popular area and boasts beautiful open plan living! Features include kitchen with integral appliances opening to family room/dining room with bi-fold doors to the west-facing rear garden, playroom, generous lounge, office plus utility and ground floor cloakroom. To the first floor there are four bedrooms with ensuite and walk-in wardrobe to master plus family bathroom. Viewing is a must on this generous home.

Ground Floor

Porch
Radiator.

Hall
Stairs to first floor and landing.

WC
Fitted with a two piece suite comprising vanity wash hand basin and WC, window to front.

Lounge
6.09m (20') x 3.66m (12')
Window to front, log burner set in a brick built surround, radiator, bi-fold doors to:

Play Room
3.66m (12') x 3.04m (10')
Window to rear, fitted storage to one wall, underfloor heating.

Kitchen/Dining/Family Room
9.23m (30'3") max x 5.86m (19'3") max
Kitchen – Fitted with wall and base units with solid wood worktops, integral oven, hob, hood, dishwasher, sink unit with mixer tap, window to front, breakfast bar, opening to the remainder of the room which has underfloor heating with bi-fold doors to the garden.

Utility
Plumbing for washing machine, gas fired boiler.

Study
2.44m (8') x 1.62m (5'4")
Window to rear, underfloor heating.

First Floor & Landing
Airing cupboard, window to front, radiator, access to loft with ladder, light and boarding.

Bedroom 1
3.98m (13'1") x 3.62m (11'11")
Window to front, radiator.

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

Walk-in Wardrobe
Window to rear.

Bedroom 2
3.72m (12'2") x 2.92m (9'7")
Window to front, radiator, door to:

Dressing Room
2.92m (9'7") x 2.05m (6'9")
Window to rear, radiator.

Bedroom 3
2.72m (8'11") x 2.72m (8'11")
Window to rear, radiator, double fitted wardrobe.

Bedroom 4
2.72m (8'11") x 2.23m (7'4")
Window to front, radiator, double fitted wardrobe.

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

Outside
To the front of the property there is a driveway with EVP and outside water supply leading to the garage with electric roller shutter door and fitted with light and power. A gated side access leads to the west-facing rear garden which is laid to patio and lawn with further outside water supply.

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 + VAT (£48) per transaction, 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 has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

elliswinters&co