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MARCH

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7 DAYS

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NAEA NETWORK

OVER 1000 OFFICES



**6 CHERRYWOOD GREEN
MARCH, PE15 9SR**

THE PROPERTY

AN ABSOLUTELY STUNNING, VERY DECEPTIVE, HUGELY EXTENDED FOUR DOUBLE BEDROOMED DETACHED HOUSE SITUATED OVERLOOKING A GREEN IN ONE OF THE MOST SOUGHT AFTER LOCATIONS OF TOWN! * 20FT FITTED KITCHEN WITH A VERITABLE WEALTH OF FITTED APPLIANCES * TWO BATH/SHOWER ROOMS (ONE EN-SUITE) * USEFUL UTILITY * HOME OFFICE/PLAYROOM * ATTRACTIVE SOUTH FACING ENCLOSED GARDEN TO REAR * MASSES OF PARKING * GAS CENTRAL HEATING * DOUBLE GLAZING * VIEWING ABSOLUTELY ESSENTIAL! * DON'T DELAY!

PRICE	£405,000	FREEHOLD	EPC BAND C
COUNCIL TAX	BAND D	FENLAND DISTRICT COUNCIL	REF. NO. M4864

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. NO. M4864	6, CHERRYWOOD GREEN, MARCH
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE CANOPY	
ENTRANCE HALL	With Engineered Oak Floor, stairway off.
LOUNGE	15'4"(max) x 13'1"(max) With Engineered Oak Floor, bay window.
FITTED KITCHEN/DINER	20'10"(max) x 19'7"(max) With Engineered Oak Floor, built-in fridge/freezer, double larder cupboard, Smeg gas/electric Range, part tiled walls, preparation surfaces with drawers and cupboards under, built-in dishwasher, inset Ceramic twin bowl sink with mixer tap and cupboards under, peninsular breakfast bar. Feature square arch to Dining Area, double glazed French doors to rear garden
GROUND FLOOR CLOAKROOM/W.C.	With low level w.c., tiled floor, circular ceramic sink unit with mixer tap and storage under.
UTILITY	9'(max) x 5'10"(max) With range of wall cupboards, space/plumbing for automatic washing machine, inset ceramic sink unit with mixer tap and cupboards under, part tiled walls, walk-in cloaks cupboard.
OFFICE/PLAYROOM	12'2"(max) x 9'4"(max) With laminate floor.
FIRST FLOOR	
LANDING	With access via folding ladder to part boarded loft with light point, built-in airing cupboard housing Glow Worm gas fired wall mounted Combi boiler.
BATHROOM/W.C.	With tiled floor, part tiled walls, low level w.c., inset hand washbasin with mixer tap and cupboards under, heated towel rail, panelled bath with mixer tap and thermostatic shower overhead, extractor fan.
BEDROOM NO. 1	13'2"(max) x 9'8"(max) With full width range of fitted wardrobe/cupboards with mirror door, access to part boarded loft.
EN-SUITE SHOWER ROOM/W.C.	With inset hand washbasin with mixer tap and cupboard under, low level w.c., part tiled walls, tiled and screened shower cubicle with thermostatic shower, fitted store cupboards, extractor fan, shaver point.
BEDROOM NO. 2	11'6"(max) x 11'6"(max) With walk-in store cupboard fitted double wardrobe.
BEDROOM NO. 3	11'8"(max) x 8'4"(max)
BEDROOM NO.4	11'7"(max) x 9'(max) 'L' shaped.
OUTSIDE	SUMMER HOUSE TWO TIMBER STORE SHEDS EXTERNAL POWER POINTS COLD WATER TAP OUTSIDE LIGHTS
STORE	9'6"(max) x 6'7"(max) With up and over door, power and lighting, access to loft storage.
GARDENS	Gardens to front overlooking a green, and part laid to lawn with borders etc. and an extensive shingle multi-vehicle parking area and driveway. Timber gates to the side of the property open onto pathways leading to the rear. Enclosed South facing gardens to rear laid to lawn with trees, conifers, borders, decking and a paved patio.

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