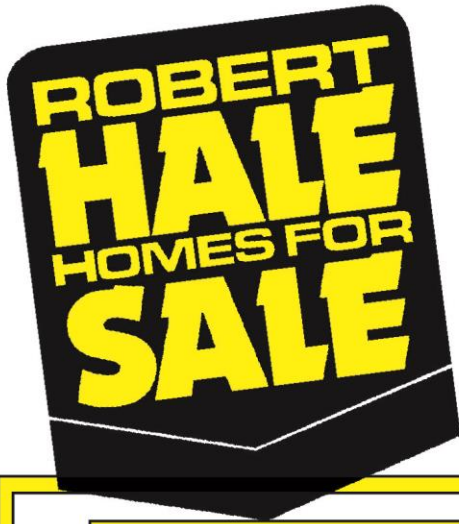




Robert Hale Estates

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March, Cambs. PE15 8TX

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Website:
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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



1, DAHLIA CLOSE, MARCH, PE15 9TP

THE PROPERTY

A FABULOUS FOUR DOUBLE BEDROOMED DETACHED FAMILY HOUSE SITUATED ON THIS HIGHLY POPULAR RESIDENTIAL DEVELOPMENT * 28FT LOUNGE/DINER * 15FT FITTED KITCHEN/BREAKFAST ROOM WITH BUILT-IN APPLIANCES * STUDY * THREE BATH/SHOWER ROOMS (2 EN-SUITES) PLUS GROUND FLOOR CLOAK ROOM/W.C. * USEFUL UTILITY * CONSERVATORY * DOUBLE GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * ATTRACTIVE ENCLOSED GARDENS TO REAR * VIEWING ABSOLUTELY ESSENTIAL!

PRICE

£435,000

FREEHOLD

EPC BAND C

COUNCIL TAX

BAND D

FENLAND DISTRICT COUNCIL

REF. NO. M4943

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. M4943

1, DAHLIA CLOSE, MARCH

HOW TO GET THERE

From our March office proceed along Broad Street and into High Street. At the mini-roundabout turn right into Burrowmoor Road and second right into Gaul Road. Continue on this road passing the park on your left hand side, continue and turn right into Bluebell Way, right into Sunflower Avenue and right into Dahlia Close. The property is situated on the left hand side.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With stairway off, laminate floor, central heating thermostat.

LOUNGE/DINER

28'1(max) x 11'4"(max) With laminate floor, feature fire place enclosing a 'living flame' electric fire, square archway to dining area, double glazed patio doors to rear garden.

FITTED KITCHEN/BREAKFAST ROOM 15'(max) x 13'3"(max) With preparation surfaces with drawers and cupboards under, built-in electric oven, built-in gas hob, electric hob hood, inset stainless steel 1 ½ bowl sink unit with mixer tap and cupboards under, built-in fridge/freezer, part tiled walls, tiled floor, built-in dishwasher, space for American fridge/freezer, built in store cupboard.

STUDY

8'1"(max) x 8'(max)

GROUND FLOOR BATHROOM/CLOAKROOM/W.C. With low level w.c., hand washbasin, extractor fan.

UTILITY

With tiled floor, worktop with space/plumbing under for automatic washing machine, space for condensing tumble drier, cupboard housing wall mounted Ideal gas fired central heating boiler, central heating programmer. Part tiled walls.

UPVC CONSERVATORY

12'10"(max) x 7'11"(max) With wall mounted electric fire.

FIRST FLOOR

LANDING

With built-in airing cupboard housing hot water cylinder and immersion heater. Access to loft.

BATHROOM/W.C./SHOWER ROOM With panelled bath with folding shower screen and mixer tap with shower overhead, low level w.c., pedestal washbasin with mixer tap, extractor fan, shaver point.

BEDROOM NO. 1

11'4"(max) x 11'6"(max) With full width built-in wardrobes.

EN-SUITE SHOWER ROOM/W.C.

With low level w.c., pedestal washbasin with mixer tap, cupboard over with mirror doors, tiled and screened shower cubicle with thermostatic shower, extractor fan.

BEDROOM NO. 2

11'1"(max) x 10'3"(max) With built-in triple wardrobe/cupboards.

EN-SUITE SHOWER ROOM/W.C.

With pedestal washbasin with mixer tap, tiled splash back, low level w.c., tiled and screened shower cubicle with thermostatic shower, extractor fan.

BEDROOM NO. 3

11'7"(max) x 11'5"(max)

BEDROOM NO.4

10'3"(max) x 10'6"(max)

OUTSIDE

COLD WATER TAP. OUTSIDE LIGHTS. TIMBER STORE SHED.

DOUBLE GARAGE

18'6" x 17'6" With twin up and over doors, power and lighting, joist storage, personal door.

GARDENS

Gardens to front down to granite borders, with a paved pathway to the front entrance door and a block paved driveway/ multi vehicle off road parking area. Timber gate to side opens onto the attractive enclosed rear garden which is laid to lawn with paved patio areas, granite borders.

N.B. there is a Remus Fee currently £70 per year, for garden maintenance of the public areas of the estate.

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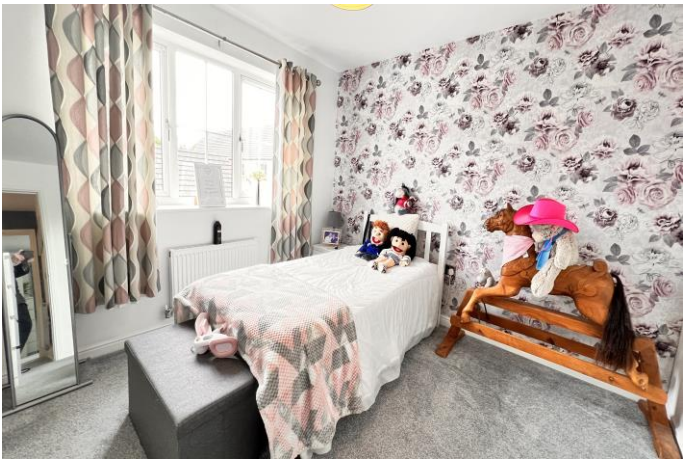
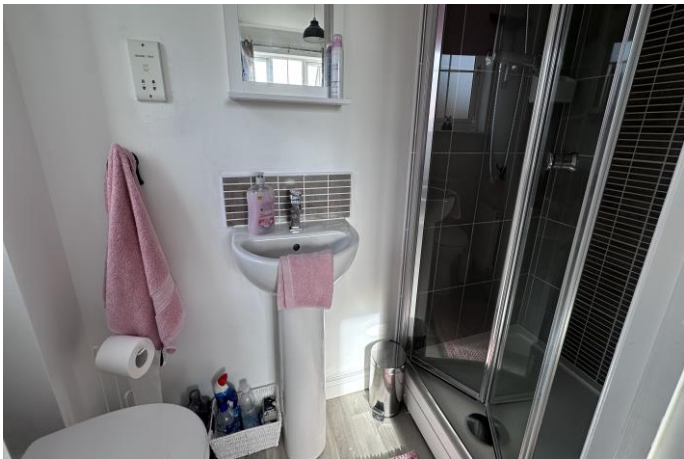
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