

Total area: approx. 221.7 sq. metres (2386.6 sq. feet)



Ground floor

First floor

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## Primrose Hill, March, Cambs, PE15 0ST

Stunning New Build Detached House - Village Location - 4 Double Bedrooms - Open Plan Kitchen & Living Area - 2 Reception Rooms - Utility Room & Dressing Room - Family Bathroom, En-suite To Master & Ground Floor WC - Enclosed Rear Garden - Carport & Driveway Parking - Viewing Recommended - Call To View (01354) 696700

**£639,000**



**Ground Floor**

**Entrance Hall**

Double glazed entrance door, two full height double glazed windows to front, understairs storage cupboard, Italian stone tiled flooring with under floor heating, stairs to first floor and open plan to:

**Kitchen & Living Area**

8.84m (29'0") x 8.55m (28'1") max  
Kitchen fitted with a matching range of base and eye level units with oak worktop space over, matching island unit with

quartz worktop, plenty of storage under and breakfast bar, corner pantry cupboard, wine rack, twin bowl china butler style sink, integrated full height fridge and freezer, integrated dishwasher, built-in eye level double oven, built-in five ring electric hob with extractor hood over, double glazed window to side, high level double glazed windows to side, Italian stone tiled flooring with under floor heating, two double glazed tri-fold doors to garden and ceiling spotlights.

**Lounge**

4.85m (15'11") x 3.39m (11'1")  
Double glazed window to front and under floor heating.

**Family Room**

3.95m (12'11") x 3.34m (10'11")  
Double glazed window to front and under floor heating.

**Utility Room**

3.39m (11'1") x 1.79m (5'10")  
Fitted with a matching range of base and eye level units with oak

worktop space over, Belfast sink, plumbing for washing machine, space for tumble dryer, Italian stone tiled flooring with under floor heating, extractor fan, ceiling spotlights and double glazed stable door to side. Doors to WC and boiler cupboard.

**WC**

Double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks and Italian tiled flooring with under floor heating.

**First Floor**

**Landing**

Double glazed window to front, stairs from ground floor, two Victorian style radiators and doors to:

**Master Bedroom**

4.90m (16'1") x 4.11m (13'6") max  
Double glazed window to rear, Victorian style radiator, field views and door to:

**Dressing Room**

3.19m (10'6") x 2.22m (7'3")  
With ceiling spotlights and door to:

**En-suite**

Fitted with three piece suite comprising, wash hand basin with storage under and tiled splashbacks, walk-in tiled shower enclosure and low-level WC, extractor fan, double glazed window to side, Victorian style



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radiator and tiled flooring.

**Bedroom 2**

4.90m (16'1") x 4.30m (14'1")  
Double glazed window to rear, two built-in double wardrobes, Victorian style radiator and field views.

**Bedroom 3**

4.65m (15'3") x 3.37m (11'1")  
Double glazed window to front, two built-in double wardrobes and Victorian style radiator.

**Bedroom 4**

4.65m (15'3") x 3.19m (10'6")  
Double glazed window to front, two built-in double wardrobes and Victorian style radiator.

**Bathroom**

Fitted with four piece suite comprising, deep, freestanding bath with hand shower attachment, wash hand basin in vanity unit with storage under and tiled splashbacks, tiled shower enclosure and low-level WC, extractor fan, double glazed window to side, ceiling spotlights, two vertical radiators and



Victorian style tiled flooring.

**Outside**

A shared driveway leads to a carport (oak framed and to be finished with a tiled roof to match the main house) and driveway parking, in addition to EV Charger. The enclosed rear garden will be laid to patio and lawn. (photos once completed)



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