

£425,000

7 Crown Close, March, PE15 9SH



To arrange a viewing call us now on 01354 701000

Simply stunning!!! This beautifully presented home is located in a popular area and has much to offer any growing family. Features include lounge with double doors to the garden, refitted kitchen with high end appliances, open plan dining space, utility room and WC, four good size bedrooms and refitted ensuite and four piece family bathroom. Outside there is parking, double garage, hobby room/office and fabulous west facing rear garden. EPC C

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#### Ground Floor

##### Porch

Window to front and side, radiator.

##### WC

Fitted with a two piece suite comprising vanity wash hand basin and WC, window to side, heated towel rail, light on sensor.

##### Hall

Window to front, storage cupboard, radiator, stairs to first floor with Oak treads.

##### Lounge

5.70m (18'8") x 3.30m (10'10")  
Open fire, window to front, radiator, double doors to garden.

##### Dining Area

3.16m (10'4") x 2.65m (8'8")  
Radiator, patio doors to rear, feature wall, open plan to:

##### Kitchen Area

4.00m (13'1") x 3.08m (10'1")  
Refitted with a range of wall and base units with Quartz worktops, integral appliances including Neff hide and slide oven, microwave oven, induction hob, full size fridge and freezer, dishwasher, bin drawer, sink unit with mixer tap, window to rear.

##### Utility Room

Wall and base units, sink unit, space for washing machine and tumble drier, gas fired boiler, radiator, door to side.

#### First Floor & Landing

Airing cupboard, window to front, access to loft.

##### Bedroom 1

3.70m (12'2") x 3.13m (10'3")  
Window to rear, radiator, fitted wardrobes with hanging and shelving. Bedside cabinets with sensor lighting.

##### En-suite Shower Room

Refitted with a three piece suite comprising shower unit, vanity wash hand basin and WC, window to side, under floor heating and heated towel rail.

##### Bedroom 2

3.37m (11'1") max x 2.93m (9'7")  
Window to front, radiator.

##### Bedroom 3

3.35m (11') x 2.70m (8'10")  
Window to rear, radiator.

##### Bedroom 4

2.70m (8'10") x 2.46m (8'1")  
Window to rear, radiator.

##### Family Bathroom

Fitted with a four piece suite comprising bath, shower unit, vanity wash hand basin and WC, window to front, heated towel rail.

#### Outside

A driveway provides off road parking leading to the Double Garage 5.31m (17'5") x 5.28m (17'4") fitted with light and power and personal door to the rear. The West facing rear garden is laid to patio and lawn with outside lighting and awning. Outside water supply. A pathway leads to the Home Office 3.41m (11'2") x 2.79m (9'2") which has an air con unit to heat and cool and is fitted with light and power and has patio doors opening to the garden. Greenhouse, apple tree, gated access to further garden with garden room.

#### 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

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