

£450,000

27 Elwyndene Road, March, PE15 9BL



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Offering unique and versatile accommodation this generous home sits in a popular location and is offered with no chain. Accommodation comprises multiple reception rooms, kitchen/breakfast room plus large utility room, three double bedrooms, two shower rooms plus self contained one bedroom annexe in the south facing garden. There is ample parking plus carport and further outbuilding. EPC C

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Ground Floor

Hall
Stairs to first floor and landing, radiator.

Lounge
6.64m (21'10") x 3.64m (11'11")
Window to front and side, radiator, open plan to:

Dining Room
3.64m (11'11") x 2.64m (8'8")
Radiator, open plan to:

Family Room
7.28m (23'11") x 3.68m (12'1") min
Bay window to rear with double doors opening to the garden, two radiators.

Kitchen/Breakfast Room
7.69m (25'3") x 3.19m (10'5")
Fitted with wall and base units with breakfast bar, integral oven, microwave, hob and hood, dishwasher, sink unit with mixer tap, airing cupboard with hot water tank and shelving, window to rear, skylight window.

Utility Room
5.35m (17'7") x 2.47m (8'1")
Wall and base units, plumbing for washing machine and space for tumble drier, sink unit with mixer tap, window to rear, door to garden, generous walk in cupboard.

Shower Room
Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, heated towel rail, window to front.

Bedroom 1
5.24m (17'2") x 3.63m (11'11")
Window to front, radiator, double door cupboard.

Bedroom 2
5.24m (17'2") x 3.01m (9'10")
Window to front, radiator, double door cupboard.

Bedroom 3
3.86m (12'8") x 2.49m (8'2")
Window to front, radiator.

Shower Room
Fully tiled and fitted with a three piece suite comprising shower cubicle, wash hand basin, window to rear, radiator.

Annexe

Hall
Radiator.

Annexe Lounge/Kitchen
6.70m (22') x 3.97m (13')
Window to side, two skylights, storage cupboard, cupboard further cupboard housing gas fired boiler.

Annexe Bedroom
4.41m (14'5") x 3.97m (13')
Window to side, skylight, double cupboard, radiator.

Shower Room
Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, skylight, heated towel rail.

Outside
Double gates at one side open to the off road parking and carport. The South facing rear garden is laid to patio with raised beds with outside water supply and central lawn with feature lighting. There is a brick built building 3.95m x 3.06m which is fitted with light and power and adjoins the brick built BBQ area with power and grill.

It should be noted that the annexe has its own gas fired boiler but both electric and water are supplied from the main house.

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 £66.67 plus VAT per transaction (£80 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.

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