



First floor

Ground floor

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Charlemont Drive, March, Cambs, PE15 0GD

Village Location - Annexe Potential - Detached House - 4 Bedrooms - Open Plan Kitchen/Family Room, Lounge & Sun Room - Utility & Ground Floor WC - First Floor Bathroom & En Suite - Front & Rear Gardens - Ample Off Road Parking & Garage - No Upward Chain - Call To View (01354) 696700

£425,000



Ground Floor

Entrance Hall
Entrance door, radiator, stairs to first floor and door to:

WC
1.92m (6'4") x 0.81m (2'8")
Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, vinyl flooring and double-glazed window to front.

Open Plan Kitchen/Family Room
6.74m (22'1") x 4.85m (15'9") max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, integrated fridge/freezer, electric hob with extractor hood over and double oven, storage cupboard, fitted carpet, air con unit, radiator and double-glazed box window to front and double-glazed window and door to:

Sun Room
4.82m (15'10") x 3.19m (10'6")
Double glazed door and windows to side, double glazed window to rear, two skylights, radiator and door to:

Utility
3.22m (10'7") x 2.62m (8'7")
Base units, sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed door and window to side, double-glazed window to rear and door to:

Store Room
1.90m (6'3") x 1.19m (3'11")

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Lounge
6.77m (22'3") x 3.57m (11'9")
Double glazed double door to rear, double glazed window to front, fitted carpet, fireplace and two radiators.

First Floor

Landing
Double glazed window to rear, storage cupboard, radiator and door to:

Bedroom 1
3.57m (11'9") x 3.17m (10'5") max
Double glazed window to front, built in wardrobe(s), fitted carpet, radiator and door to:

En-suite 2.15m (7'1") x 1.40m (4'7")
Fitted three-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator and double-glazed window to front.

Bedroom 2
3.57m (11'9") x 3.36m (11') max
Double glazed window to rear, built in wardrobe(s), fitted carpet and radiator.



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Bedroom 3
3.34m (10'11") x 2.14m (7')
Double glazed window to front, fitted carpet and radiator.

Bedroom 4
2.78m (9'1") x 2.31m (7'7")
Double glazed window to rear, fitted carpet and radiator.

Bathroom
2.20m (7'3") x 1.97m (6'6")
Fitted with three-piece suite with comprising a bath, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to side.

Outside
The property has a front garden mostly laid to lawn and an enclosed garden to the rear comprising of lawn, patio and borders with plants, shrubs, and trees. There is a driveway with double gates to the side, offering further ample parking to the rear, leading to:

Annexe Potential
Double glazed sliding door to front, double glazed window and single door to front, two double glazed windows to side, two electric storage heaters, vented air con unit and door to:

Shower Room
1.87m (6'2") x 1.59m (5'3")
Fitted with three-piece suite comprising a shower cubicle, vanity wash hand basin, low-level WC and heated towel rail.

Garage 5.61m (18'5") x 4.29m (14'1")
Up and over door and single door to front, power and lighting.

EPC - TBC



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