

Guide Price

£385,000 - £400,000

11 Sunflower Avenue, March, PE15 9TN



To arrange a viewing call us now on 01354 701000

Location, location, location! This beautifully presented home overlooks West End Park and boasts a south, west facing garden. Accommodation includes a lovely lounge, fabulous social kitchen/dining room with appliances and upgrades, utility room and WC, office/study, four generous bedrooms with ensuite to master plus family bathroom. Outside there is half the garage for storage with driveways to both sides providing off road parking plus garden. EPC C

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Ground Floor

Hallway
Radiator, stairs to first floor and landing with cupboard under.

WC
Fitted with a two piece suite comprising WC and wash hand basin, radiator.

Lounge
4.91m (16'1") x 3.61m (11'10")
Window to front and bay window to front both with shutters, media wall with electric fire with two double cupboards, shelving and one radiator.

Kitchen/Dining Room
6.84m (22'5") max x 4.88m (16') max
Fitted with a range of wall and base units with central island, breakfast bar and integral appliances including oven, hob and hood, dishwasher, fridge/freezer, wine rack, one and half bowl sink unit with mixer tap, window to rear and side, two radiators, patio doors to rear garden.

Utility Room
Fitted with wall and base units, gas fired boiler, sink, plumbing for washing machine, space for tumble drier, radiator, door to garage.

First Floor & Landing

Window to side, radiator, access to loft.

Bedroom 1
3.73m (12'3") x 3.25m (10'8")
Fitted with wardrobes to one wall, window to front with shutters, radiator.

En-suite
Fitted with a three piece suite comprising oversized shower cubicle, WC and wash hand basin, radiator.

Bedroom 2
3.25m (10'8") x 3.20m (10'6")
Triple wardrobe, window to rear with shutters, radiator.

Bedroom 3
3.19m (10'6") x 2.82m (9'3")
Window to rear with shutters, radiator, double door wardrobe.

Bedroom 4
3.10m (10'2") max x 2.19m (7'2")
Window to front, storage cupboard, radiator.

Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower over, WC and wash hand basin, window to side, radiator.

Outside
To the front of the property to one side there is a gravel parking area, to the other there is a block weave driveway leading to the remainder of the garage which is fitted with light and power. The rear garden has a patio area and lawn with outside water supply and access to the Office/Study 2.79m x 2.17m fitted with light and power, window to rear, radiator.

Freehold
Council tax band D
It should be noted that there is a management company in place to look after roadways and communal areas at a current cost of approx. £140PA
One of the photos is the view from the front of the property over West End park.

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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