

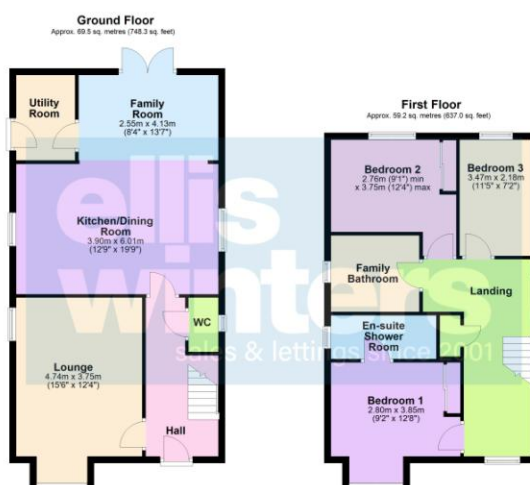
# £315,000

47 Berryfield, March, PE15 8PN



**To arrange a viewing call us now on 01354 701000**

Offered in immaculate condition this modern family home boasts remaining build guarantee and field views to the rear. Accommodation comprises a lounge with box bay window, stunning kitchen/diner with central island plus integral appliances, open plan to family area overlooking the garden, utility and WC. To the first floor there are three good size bedrooms with ensuite and family bathroom. Outside there is a lovely private garden, with block weave driveway and garage. EPC B



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## Ground Floor

### Hall

Radiator, stairs to first floor and landing.

### WC

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

### Lounge

4.74m (15'6") x 3.75m (12'4")

Window to side, box bay with window to front, two radiators.

### Kitchen/Dining Room

6.01m (19'9") x 3.90m (12'9")

Fitted with wall and base units with central island with breakfast bar, integral appliances include oven, hob, hood, dishwasher and fridge/freezer, one and half bowl sink unit with mixer tap, windows to both sides, radiator, open plan to:

### Family Room

4.13m (13'7") x 2.55m (8'4")

Radiator, double doors opening to the rear garden.

### Utility Room

Base units with sink unit, space for washing machine and tumble drier, radiator, gas fired boiler.

### First Floor & Landing

Window to front and side, airing cupboard housing hot water tank, radiator, access to loft.

### Bedroom 1

3.85m (12'8") x 2.80m (9'2")

Box bay with window to front, double wardrobe, radiator.

### En-suite Shower Room

Fitted with a three piece suite comprising shower cubicle with twin shower including rain shower, wash hand basin and WC, window to side, heated towel rail.

### Bedroom 2

3.75m (12'4") max x 2.76m (9'1") min

Window to rear, double wardrobe, radiator.

### Bedroom 3

3.47m (11'5") x 2.18m (7'2")

Window to rear, radiator.

### Family Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to side, heated towel rail.

### Outside

A block weave driveway to one side provides ample off road parking for multiple vehicles and leads to the oversized garage 7m x 3.07m and is fitted with light and power with personal door to the rear garden. The fully enclosed rear garden is laid to patio and lawn with flower and shrub borders with outside waters supply and backs onto open fields.

### Freehold

Council tax band C

It should be noted that the property has owned solar panels fitted, there are open fields to the rear and there is an annual management fee of £352 for lighting and maintenance.

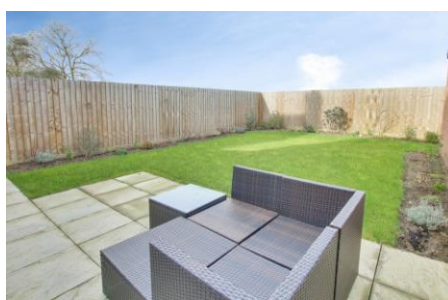
### Buyer ID Checks

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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