

Total area: approx. 134.1 sq. metres (1443.5 sq. feet)



Ground floor

First floor

TPayne & Co
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Cricketers Way, Benwick, March, Cambs, PE15 0UU

Village Location - Beautifully Presented Detached House - 4 Bedrooms - Kitchen/Dining Room - Lounge & Study - Utility - Family Bathroom, Ensuite & Ground Floor WC - Enclosed Rear Garden - Double Garage & Driveway - Call To View (01354) 696700

£385,000



Ground Floor

Entrance Hall

Storage cupboard, radiator, laminate flooring, stairs to first floor and doors to:

Kitchen/Dining Room
5.70m (18'9") x 5.06m (16'7")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink with tiled splashbacks, space for fridge, built-in eye level double oven, built-in induction hob with extractor hood over, central island unit with storage under, double glazed window to rear, laminate flooring, double glazed double doors to garden and door to:

Lounge

5.66m (18'7") x 3.64m (11'11")

Panelled feature wall, vertical radiator, laminate flooring, electric fire and double glazed double doors to garden.

Study

2.50m (8'2") max x 2.10m (6'11")

Double glazed window to front, radiator, laminate flooring and shelving.

Utility

2.10m (6'11") x 1.74m (5'8")

Fitted with a base and eye level units, plumbing for washing machine, space for tumble dryer, double glazed window to front, laminate flooring, door to side.

WC

Double glazed window to side, fitted with wash hand basin and WC with hidden cistern, tiled splashbacks, storage cupboard, and radiator.

First Floor

Landing

Double glazed window to front, airing cupboard and doors to:

Bedroom 1

3.99m (13'1") x 3.67m (12')

Double glazed window to rear, built-in wardrobes with sliding doors, feature panelled wall, vertical radiator and door to:

En-suite

Fitted with a three piece suite comprising corner shower enclosure, wash hand basin with storage under, WC with hidden cistern, heated towel rail, vinyl flooring and double glazed window to front.

Bedroom 2

3.30m (10'10") x 2.94m (9'8")

Two double glazed windows to rear and radiator.

Bedroom 3

2.70m (8'10") x 2.58m (8'6") max

Double glazed window to front and radiator.

Bedroom 4

2.90m (9'8") x 1.97m (6'5")

Double glazed window to rear, radiator and laminate flooring.

Bathroom

Fitted with a three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low level WC, part tiled walls heated towel rail and tiled flooring.



Outside

The property has a double garage to the side with up and over doors, lighting and electric in addition to driveway parking. The front garden has seating area, pathway leading to front entrance door, gravel areas with trees and shrubs. The enclosed rear garden is laid to lawn with decked patio area, seating areas, water feature, planted raised beds, plants, shrubs and a timber shed.

EPC Rating: D



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