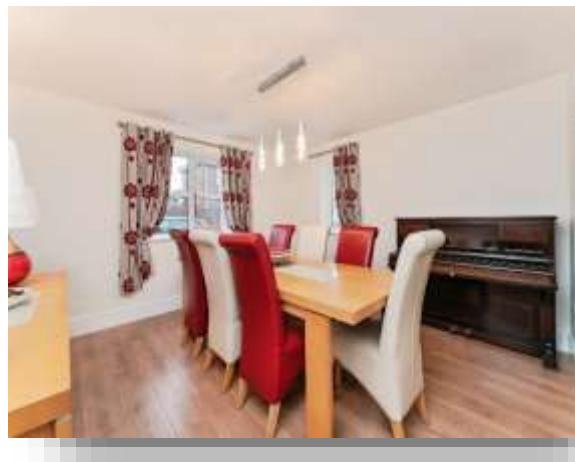




Wisbech Road, March PE15 8ED

welcome to
Apple Tree House Wisbech Road, March

Private Road ** NO ONWARD CHAIN ** Impressive FIVE Bedroom Detached Home - Two En Suites
Underfloor Heating - Study - Ground Floor W.C - Living Room & Separate Dining Room - Utility Room
DOUBLE Garage & Ample Off Road Parking - Enclosed Rear Garden with Potential for Outdoor Kitchen / Annex



Entrance Door

to

Hall

Wooden flooring. Understairs storage.

Ground Floor W.C

Window to front. Low level w.c. Wash hand basin. Tiled floor.

Study

Window to rear. Wooden flooring. Spotlights.

Living Room

Window to front. Window to side. French door to rear. Brick built fireplace with wooden mantel.

Dining Room

Window to front. Window to side. Wooden flooring.

Kitchen

Range of wall and base oak veneer units with granite work surfaces and upstands. Window to side. French doors to rear. Free standing RangeMaster cooker. Integrated dishwasher. Integrated fridge. Kitchen island. Dual bowl inset sink with mixer taps. Wooden flooring. Free standing American fridge / freezer.

Utility

Door to side. Window to rear. Wall mounted boiler. Wooden flooring. Single bowl sink. Base and wall units. Tiled splashbacks. Plumbing for washing machine.

Stairs To First Floor Landing

Window to side. Airing cupboard housing hot water tank.

Bedroom One

Two fitted wardrobes. Window to front. Wall mounted air conditioning unit. Access to

En Suite

Underfloor heating. Extractor fan. Window to rear. Low level w.c. Single bowl sink with mixer taps. Tiled splashbacks. Tiled floor. Heated towel rail. Shower cubicle. Inset bath.

Bedroom Two

Window to rear. Two double fitted wardrobes.

En Suite

Window to rear. Low level w.c. Heated towel rail. Pedestal wash hand basin. Double shower cubicle. Extractor fan. Underfloor heating.

Bedroom Three

Dual aspect windows to front and side. Underfloor heating.

Bedroom Four

Window to side. Underfloor heating.

Bedroom Five

Window to front. Fitted storage cupboard. Underfloor heating.

Bathroom

Window to rear. Inset bath. Low level w.c. Pedestal wash hand basin. Heated towel rail. Shower cubicle with rainfall head. Tiled floor. Tiled walls. Underfloor heating.

Outside

Front garden is stoned with cobbled borders, laid to grass and drive leading to double garage. Side access to

Rear garden has greenhouse area. Raised planters. Electric point for hot tub. Mainly laid to grass. Outside lighting. Patio and decked area.

Please note: there is electric, water and sewage connection for outdoor kitchen plus potential annexe space with a concrete foundation pad already in place,

Double Garage19' 5" x 20' 4" (5.92m x 6.20m)
Up and over electric shutter door. Personal door to side. Power and lighting. Window to side. RCD unit. Potential to board above / room conversion.**Special Feature :**

Underfloor heating on both ground and first floor with individual room stats

**view this property online** williamhbrown.co.uk/Property/MCH113714

welcome to

Wisbech Road, March

- Immaculately Presented Detached House
- Private Road
- FIVE Generously Sized Bedrooms
- DOUBLE Garage & Multi Vehicle Off Road Parking
- En Suites to Bedrooms One & Two
- Kitchen PLUS Utility & Ground Floor Study
- Underfloor Heating Throughout with Individual Room Stats
- NO ONWARD CHAIN

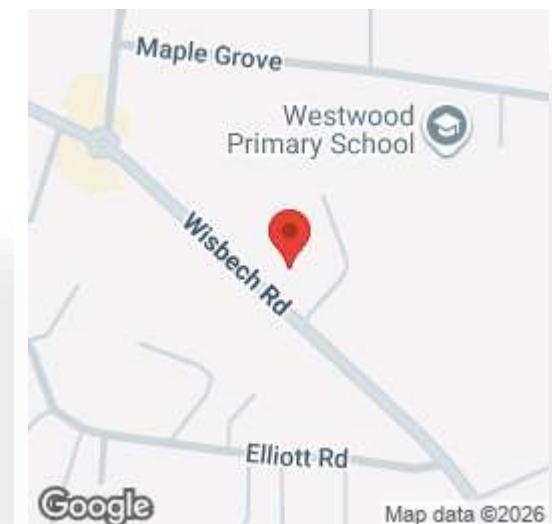
Tenure: Freehold EPC Rating: C Council Tax Band: E

offers in excess of

£450,000



Total floor area 224.3 m² (2,414 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and dimensions are approximate. No estate agent guarantees them. You should not rely upon them as part of any agreement. No liability is accepted for any error, omission or inaccuracy. A copy of these may apply to your measurement. Please note the floor plan is not to scale.



view this property online williamhbrown.co.uk/Property/MCH113714

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MCH113714 - 0002

 **william h brown**



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk