



£475,000

14 Shaftesbury Avenue, March, PE15 8SA



To arrange a viewing call us now on 01354 701000

This beautifully presented family home has it all and viewing is a must to fully appreciate all that is on offer here. Accommodation comprises sociable kitchen/breakfast room, utility room, generous dining area, study/bedroom five, refitted ground floor shower room, lounge with vaulted ceiling, log burner and bi-fold doors. To the first floor there are four bedrooms, refitted five piece ensuite and refitted four piece family bathroom. Outside there is a generous driveway, double garage and lovely garden with numerous seating areas. EPC C

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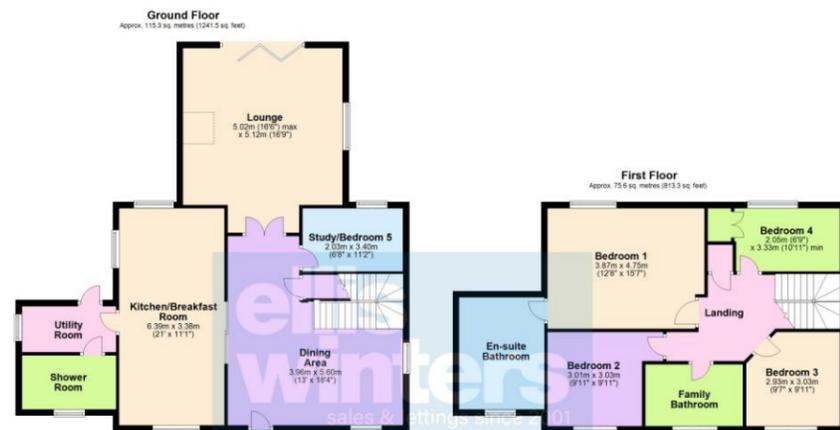
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Total area: approx. 190.9 sq. metres (2054.7 sq. feet)

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Ground Floor

Kitchen/Breakfast Room
6.39m (21') x 3.38m (11'1")
Refitted with wall and base units with solid wood worktops, integral dishwasher, range style cooker, one and half bowl sink unit with mixer tap, built in seating area, radiator, window to front, side and rear, pocket sliding doors open to:

Dining Area
5.60m (18'4") x 3.96m (13')
Window to front and side, two storage cupboards, stairs to first floor and landing, radiator.

Study/Bedroom 5
5.3.40m (11'2") x 2.03m (6'8")
Window to rear, radiator.

Lounge
5.12m (16'9") x 5.02m (16'6") max
Vaulted ceiling with skylight, log burner, feature lighting, bi-fold doors to the rear garden, radiator, window to side.

Utility Room
Base unit, sink unit, space for washing machine, window to side, door to garden, radiator.

Shower Room
Fully tiled and refitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to front, heated towel rail, cupboard housing gas fired boiler.

First Floor & Landing
Window to side, airing cupboard, radiator.

Bedroom 1
4.75m (15'7") x 3.87m (12'8")
Fitted with 7 wardrobes, dressing table, drawers and bedside cabinets, window to rear, radiator.

En-suite Bathroom
Fully tiled and refitted with a five piece suite comprising double ended bath, oversized walk in shower, double vanity wash hand basins and WC, window to front, two heated towel rails.

Bedroom 2
3.03m (9'11") x 3.01m (9'11")
Window to front, radiator.

Bedroom 3
3.03m (9'11") x 2.93m (9'7")
Window to front, radiator.

Bedroom 4
3.33m (10'11") min x 2.05m (6'9")
Window to rear, double cupboard, radiator.

Family Bathroom
Fully tiled and refitted with a four piece suite comprising double ended bath, shower cubicle, vanity wash hand basin and WC, heated towel rail and skylight window.

Outside
There is a gravel driveway providing ample off road parking for multiple vehicles leading to the Double Garage 5.49m (18') x 5.34m (17'6") with up and over door, fitted with light and power and personal door to side. A gated access both sides leads to the rear garden which has a raised patio with step leading down to the first lawn area with gravel borders. A pathway leads to the raised porcelain patio with pergola over. There is then and further lawn and water feature leading to a raised deck with Golden Damson tree and a variety of shrubs. There is power and water at both the front and rear of the home.

Freehold
Council tax band E

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
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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