£300,000

43 Berryfield, March, PE15 8PN



To arrange a viewing call us now on 01354 701000

Offered with no chain and close to the train station! 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 driveway and garage. EPC B

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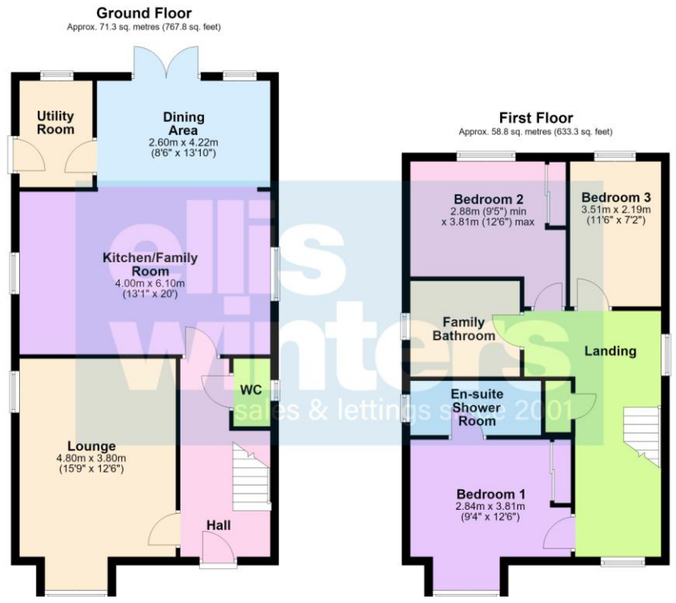
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Ground Floor

Hall
Radiator, stairs to first floor and landing.

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

Lounge
4.80m (15'9") x 3.80m (12'6")
Window to side, box bay with window to front, two radiators.

Kitchen/Family Room
6.10m (20') x 4.00m (13'1")
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, laminate flooring, open plan to:

Dining Area
4.22m (13'10") x 2.60m (8'6")
Radiator, laminate flooring, double doors opening to the rear garden and window to rear.

Utility Room
Base units with sink unit, space for washing machine and tumble drier, radiator, gas fired boiler system, electric fusebox.

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

Bedroom 1
3.81m (12'6") x 2.84m (9'4) min
Box bay with window to front, double wardrobe, radiator.

En-suite Shower Room
Fitted with a three piece suite comprising shower cubicle with rain shower, wash hand basin and WC, window to side, laminate flooring, heated towel rail.

Bedroom 2
3.81m (12'6") max x 2.88m (9'5") min
Window to rear, double wardrobe, radiator.

Bedroom 3
3.51m (11'6") x 2.19m (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, laminate flooring, heated towel rail.

Outside
The front garden is open plan with lawned areas and storage behind the garage area and side gate leading to the rear garden. It should be noted there is a driveway to the single garage which has up and over door and power and lighting connected. The fully enclosed rear garden is laid to patio and lawn with fenced borders with outside water supply and backs onto open fields.

Freehold
Council tax band C

It should be noted that there are open fields to the rear and there is an annual management fee of £353.28 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 £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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