



**NEXT LEVEL
PROPERTY**

AGENTS THAT CARE

38 Westwood Avenue, March
March



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Offers in Region of **£375,000**

38 Westwood Avenue

March, March

A superb, larger than average home in a sought after location in the market town of March that must be seen to be appreciated fully. With three good sized bedrooms, lots of ground floor living space, a large garden, lots of off road parking and a garage, this beautiful home ticks every box that a growing family needs!

Council Tax band: D

Tenure: Freehold

- DETACHED FAMILY SIZED HOME WITH GARAGE
- OVER 1100 SQ FT OF ACCOMMODATION
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- LARGE FEATURE BAY WINDOWS IN LOUNGE AND BEDROOM 1
- PLENTY OF OFF ROAD PARKING
- 90FT+ REAR GARDEN
- WALKING DISTANCE TO TOWN, SHOPS AND SCHOOLS
- EXCELLENT PRESENTATION THROUGHOUT



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Reception Hall

A welcoming, bright and spacious reception hall that has a tiled floor, staircase to the first floor and a useful utility area at the rear of the staircase. There is a door to the side entrance and a door to the ground floor shower room. Double doors open into the dining/family room and a door opens into the main lounge.

Lounge

13' 10" x 13' 1" (4.22m x 3.99m)
 (13'10x13'1 into bay) A large, bright dual aspect room with a feature fireplace with working open fire, a lovely feature bay window with leaded lights to the front and display shelving to each recess either side of the chimney breast. There is a tiled floor and a leaded window to the side.

Shower Room

A useful compact ground floor shower room that has a WC, hand basin and shower cubicle.

Dining/Family Room

15' 6" x 11' 10" (4.72m x 3.61m)
 (15'6x11'10 NT 9'11) A lovely open plan family/dining room with study space and uPVC double glazed french doors that open into the rear garden. There is a feature fireplace, a tiled floor and an opening through to the kitchen.

Kitchen

11' 10" x 9' 8" (3.61m x 2.95m)
 A fully fitted and practical kitchen with a range of cream base, drawer and matching wall mounted storage cupboards, a built in gas hob, electric oven and cooker hood. There is a fitted breakfast bar, space for a fridge/freezer and space and plumbing for a dishwasher. A leaded uPVC double glazed window overlooks the rear garden.

First Floor Landing

A well lit and open landing with dual aspect feature leaded windows with coloured glazing and doors leading off to the bedrooms and bathroom.



Bedroom 1

12' 10" x 13' 9" (3.91m x 4.19m)

(12'10x13'9 max in to the bay) A large main bedroom with a full range of built in wardrobes and a matching dressing table with further storage. A lovely feature uPVC double glazed bay window (with leaded lights) to the front and a leaded uPVC double glazed window to the side.

Bedroom 2

11' 11" x 10' 7" (3.63m x 3.23m)

A dual aspect double bedroom with built in wardrobes and uPVC double glazed leaded windows to the front and rear.

Bedroom 3

9' 8" x 7' 11" (2.95m x 2.41m)

A large single bedroom with a fitted wardrobe and overbed storage. There is a uPVC double glazed leaded window to the rear.

Family Bathroom

6' 7" x 7' 1" (2.01m x 2.16m)

A bathroom with a freestanding rolltop bath, hand basin and WC. Half panelled walls and a uPVC double glazed window to the side.

Front Garden

The front garden has been extensively block paved giving off road parking space for numerous vehicles and offers low maintenance and a clean appearance. There is a side entrance pathway and access to the garage.

Rear Garden

The rear garden is substantial and measures over 90ft long. It is mainly laid to lawn but has a vegetable garden area, play area and a seating area. There is a large brick building that is currently used for storage and as a workshop but has potential for conversion to an annexe or a garden room/office.

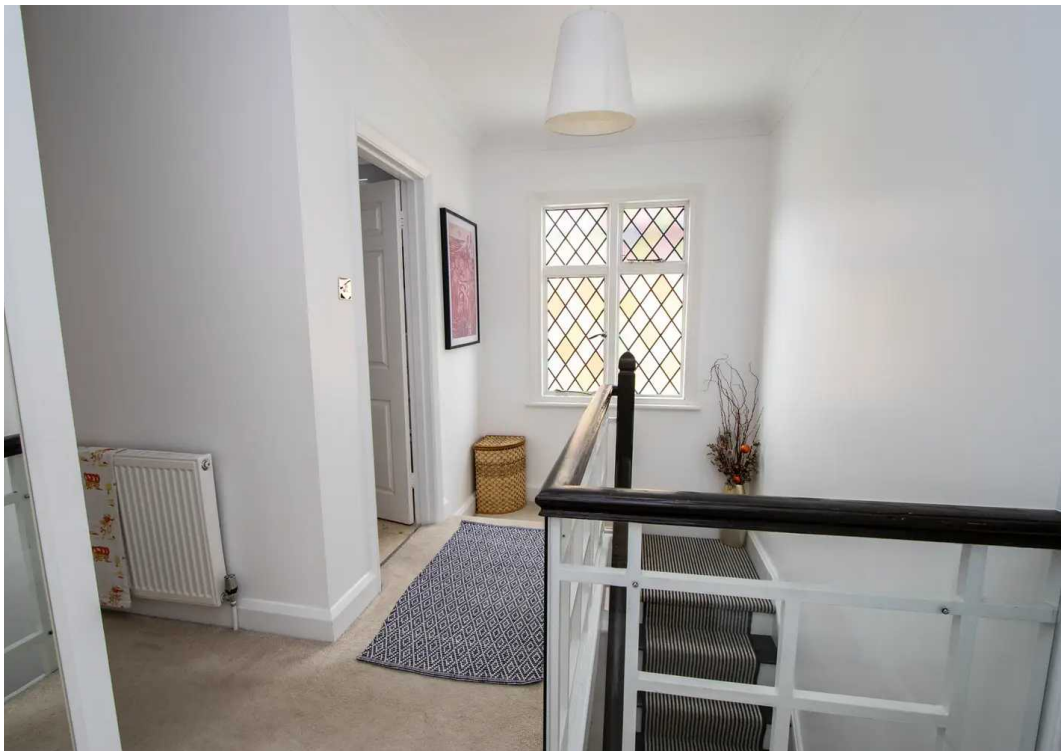
GARAGE

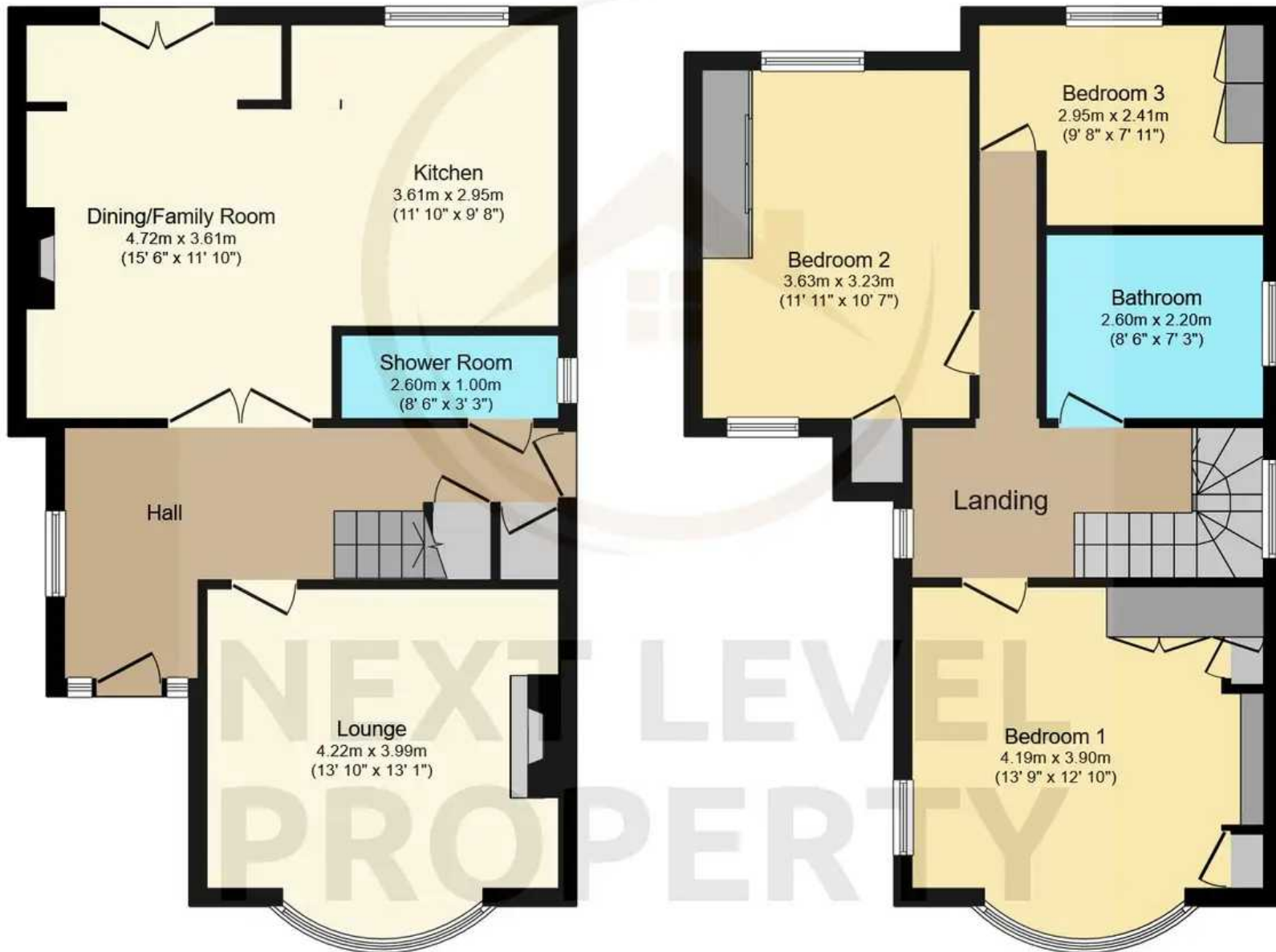
Single Garage

The garage has an up and over door, measures approx 16'9 x 8'7 and has a light and power available close by. There is a door from the garage into the rear garden.









Ground Floor

First Floor





Next Level Property

Poppyfields Wimblington Road, Manea - PE15 0JR

01354 776180

info@next-level-property.co.uk

next-level-property.co.uk



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