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**elliswinters&co**



Guide Price  
**£325,000 - £350,000**

121 Estover Road, March, PE15 8SF



**To arrange a viewing call us now on 01354 701000**

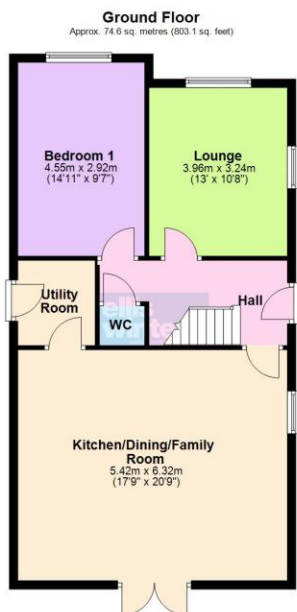
Guide Price £325,000- £350,000. Offering versatile accommodation this bespoke chalet bungalow boasts many features including lovely social kitchen/living space with central island and integral appliances, utility & WC, dual aspect lounge, four bedrooms and family bathroom. Outside there are field views to the front, off road parking and south facing rear garden. EPC C

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Total area: approx. 114.0 sq. metres (1226.8 sq. feet)

**Ground Floor**

**Hall**

Stairs to first floor and landing, underfloor heating.

**Kitchen/Dining/Family Room**

6.32m (20'9") x 5.42m (17'9")  
Fitted with a range of wall and base units with solid worktops, central island, integral fridge/freezer, dishwasher, wine cooler, range style cooker, one and half bowl sink unit with mixer tap, underfloor heating, window to side, double doors to rear garden.

**Utility Room**

Fitted with wall and base units, plumbing for washing machine, gas fired boiler, underfloor heating, door to side.

**Lounge**

3.96m (13') x 3.24m (10'8")  
Window to front and side, ornamental cast fire surround, underfloor heating.

**WC**

Fitted with WC and wash hand basin, underfloor heating.

**Bedroom 1**

4.55m (14'11") x 2.92m (9'7")  
Storage/media wall to one wall, window to front, underfloor heating.

**First Floor & Landing**

Window to side, storage cupboard, airing cupboard housing hotwater tank.

**Bedroom 2**

3.56m (11'8") x 3.00m (9'10") to wardrobe fronts  
Window to front, cast radiator, fitted storage to one wall.

**Bedroom 3**

3.56m (11'8") x 2.95m (9'8") to wardrobe fronts  
Window to rear, cast radiator, fitted storage to one wall.

**Bedroom 4**

2.33m (7'8") x 1.96m (6'5")  
Fitted cupboards and drawers, skylight window to side.

**Bathroom**

Fitted with a three piece suite comprising bath, wash hand basin and WC, skylight, heated towel rail.

**Outside**

There is off road parking to the front of the property. The generous south facing rear garden is laid to patio and lawn with flower and shrub borders and two sheds.

**Freehold**

Council tax band D

**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 + VAT (£48) per transaction, 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**

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