

£440,000

101b Estover Road, March, PE15 8SF



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

Sitting in a private cul-de-sac and offering versatile accommodation within this chalet bungalow gives you the best of both worlds. Accommodation comprises lounge opening to dining room, kitchen/breakfast room with integral appliances, utility and WC, study and four bedrooms with two ensembles plus family shower room. Outside there is a private west facing garden and generous driveway leading to the double garage. EPC C

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**Ground Floor**

**Porch**  
Door to:

**Entrance Hall**  
Stairs to first floor and landing, storage cupboard, radiator.

**Lounge**  
5.73m (18'10") x 4.68m (15'4")  
Window to front, two windows to side, two radiators, brick built fire surround, open plan to:

**Dining Room**  
3.76m (12'4") x 3.65m (12')  
Window to side, radiator.

**Kitchen/Breakfast Room**  
6.00m (19'8") max x 3.63m (11'11")  
Fitted with wall and base units with breakfast bar, integral fridge and freezer, range style cooker, integral dishwasher, pantry cupboard, one and half bowl sink unit with mixer tap, two windows to rear, radiator.

**Utility Room**  
Wall and base units, sink unit with mixer tap, space for washing machine and tumble drier, gas fired boiler, window to rear, radiator, door to garden.

**WC**  
Fitted with wash hand and WC, radiator.

**Study**  
3.14m (10'4") x 2.04m (6'8")  
Fitted shelving and drawers, window to rear, radiator.

**Master Bedroom**  
5.16m (16'11") max x 4.43m (14'6")  
Two windows to front, fitted wardrobes to one wall, two radiators, air conditioning unit.

**Dressing Room**  
Window to rear, radiator.

**En-suite Bathroom**  
Fully tiled and fitted with a four piece suite comprising bath, shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

**First Floor & Landing**  
Two skylights, radiator.

**Bedroom 2**  
4.60m (15'1") min x 3.46m (11'4") min  
Two skylights, window to front, fitted wardrobes, radiator, air conditioning unit.

**En-suite Shower Room**  
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to front, radiator.

**Bedroom 3**  
4.60m (15'1") x 3.00m (9'10")  
Skylight, airing cupboard, radiator.

**Bedroom 4**  
3.28m (10'9") x 2.77m (9'1")  
Window to front, radiator.

**Family shower room**  
Fitted with shower cubicle, vanity wash hand basin and WC, heated towel rail.

**Outside**  
A brick weave driveway to one side provides ample off road parking leading to the double garage which is fitted with light and power and has personal door to the rear garden. The west facing rear garden is laid to patio and lawn with outside water supply and three sheds with gates at both side leading to the enclosed front garden with raised bed and greenhouse.

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 + 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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