

# £280,000

24 Ireton Way, March, PE15 9DN



To arrange a viewing call us now on 01354 701000

Located in a very popular cul-de-sac, close to local amenities and with easy access to town.

Features include lounge opening to dining room, kitchen/breakfast room, utility and ground floor WC. To the first floor there are four double bedrooms with ensuite to master and family bathroom. Outside there is parking, remaining garage and a lovely south facing garden. EPC D



**ellis winters**  
sales & lettings since 2001

# £280,000

24 Ireton Way, March, PE15 9DN



Located in a very popular cul-de-sac close to local amenities and with easy access to town. Features include lounge opening to dining room, kitchen/breakfast room, utility and ground floor WC. To the first floor there are four double bedrooms with ensuite to master and family bathroom. Outside there is parking, remaining garage and a lovely south facing garden.

#### Ground Floor



**Hall**  
Stairs to first floor and landing, radiator.

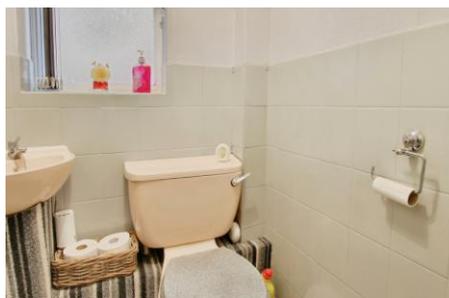
**Lounge**  
4.20m (13'9") x 3.92m (12'10") max  
Box window to front, two radiators, double doors to:

**Dining Room**  
2.75m (9') x 2.70m (8'10")  
Radiator, patio doors to garden.



**Kitchen/Breakfast Room**  
4.50m (14'9") x 2.60m (8'6")  
Fitted with wall and base units with breakfast bar, gas cooker point, sink unit with mixer tap, space for dishwasher, gas fired boiler, two windows to rear, radiator, door to side.

**Utility Room**  
Space for washing machine and tumble drier, door to garage.



**WC**  
Fitted with wash hand basin and WC, window to side.

**First Floor & Landing.**  
Access to loft with ladder, light and part boarding.

**Bedroom 1**  
3.93m (12'11") x 3.67m (12') max  
Window to front, radiator.



**En-suite**  
Fully tiled and fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, heated towel rail.

**Bedroom 2**  
3.60m (11'10") max x 2.87m (9'5")  
Window to rear, radiator.

**Bedroom 3**  
3.66m (12') x 2.50m (8'3")  
Window to front, radiator.

**Bedroom 4**  
2.96m (9'9") max x 2.54m (8'4")  
Window to rear, radiator.

**Bathroom**  
Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC, window to rear, radiator, airing cupboard housing hotwater tank.

**Outside**  
There is off road parking leading to the remaining garage 3.75m (12'3") x 2.47m (8'1") which is fitted with light and power. The south facing rear garden is laid patio and lawn with flower and shrub borders.

**Freehold**  
Council tax band C

**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.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001

