



# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

## £345,000



Ref: M5061

### **3 Babble Close, March, Cambridgeshire PE15 9UH**

A Modern 4 Bedroom Detached House, beautifully presented throughout, situated in a quiet cul-de-sac, only a short walk across the park to the town centre. Benefitting from an Open Plan Lounge/Diner, Conservatory, Kitchen, Utility Room, Downstairs Cloakroom, Sitting Room/Study, upstairs 4 bedrooms, En-Suite to the main bedroom and a Family Bathroom. Integral Single Garage and Off-Road Parking. With Gas central heating and double glazing. Offered with vacant possession and no forward chain.



Offices at March and Wisbech

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**ENTRANCE HALL** Composite part glazed, double glazed front door with pillared storm porch over. Stairs to first floor. Radiator. Thermostat.

## OPEN PLAN LOUNGE / DINER

**LOUNGE** 15' 8" x 11' 2" (4.78m x 3.42m) UPVC double glazed window to front. Decorative hearth with built in coal effect electric fire. Radiator.

**DINING ROOM** 11' 2" x 7' 8" (3.41m x 2.36m) Radiator. French doors to Conservatory.

**CONSERVATORY** 11' 10" x 11' 3" (3.62m x 3.44m) Part brick and part UPVC double glazed windows. Apex poly-carbonate roof. French doors to side. Radiator.

**KITCHEN** 16' 5" x 7' 8" (5.01m x 2.36m) UPVC double glazed window and part glazed, double glazed door to rear. Wall and base units with work tops over. Tiled splash backs. One and half sink with mixer taps and drainer. Built in electric ovens and gas hob with extractor fan over. Plumbing for dishwasher. Radiator. Tiled floor.

**UTILITY ROOM** 9' 6" x 5' 2" (2.91m x 1.59m) Wall and base units with work tops over. Stainless steel sink with mixer taps and drainer. Plumbing for washing machine. Radiator. Tiled floor. Door to Integral Garage.

**SITTING ROOM/STUDY** 9' 11" x 9' 6" (3.03m x 2.91m) UPVC double glazed window to front. Radiator.

**DOWNSTAIRS CLOAKROOM** 5' 4" x 3' 1" (1.65m x 0.94m) Low level WC. Vanity hand basin with mixer taps. Heated towel rail. Extractor fan.

**LANDING** Loft access. Radiator.

**BEDROOM ONE** 11' 4" x 11' 2" (3.46m x 3.41m) UPVC double glazed window to rear. Built in wardrobes. Radiator. Telephone socket.

**EN-SUITE SHOWER ROOM** 6' 5" x 5' 7" (1.98m x 1.71m) UPVC double glazed window to rear. Low level WC. Vanity hand basin with mixer taps. Shower cubicle. Heated towel rails. Fully tiled walls.

**BEDROOM TWO** 11' 10" x 9' 8" (3.63m x 2.95m) UPVC double glazed window to front. Built in wardrobes. Radiator.

**BEDROOM THREE** 10' 2" x 8' 9" (3.10m x 2.67m) UPVC double glazed window to front. Radiator.

**BEDROOM FOUR** 10' 0" x 9' 8" (3.05m x 2.95m) UPVC double glazed window to rear. Built in wardrobes. Radiator.



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**BATHROOM** 8' 11" x 6' 0" (2.74m x 1.85m) UPVC double glazed window to front. Low level WC. Vanity hand basin with mixer taps. Panelled bath with mixer taps and shower attachment. Fully tiled walls. Radiator.

**INTEGRAL SINGLE GARAGE** 17' 5" x 9' 8" (5.31m x 2.95m) Up and over door. Pedestrian part glazed double glazed door to rear. Power and lighting. Wall mounted 'Viessmann' boiler.

**OUTSIDE** To the front a redbrick drive leading to the garage, part laid to grass. Low mature hedge to kerb. Mature plants and shrubs. Outside lighting. Wooden pedestrian gate to side. The rear garden, is mainly laid to grass. Patio area. Mature plants/shrubs and trees. Wooden shed. Outside tap. Outside lighting. Bordered with wooden fencing.

**SERVICES** All mains services are connected.

**VIEWING** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.

**DIRECTIONS** From our March Office turn left out of the Market Square and take the 2nd exit on the mini roundabout into Burrowmoor Road. Turn 2nd right into Gaul Road and following Gaul Road towards the bottom turn right into Oxbow Crescent. Turn 1st left into Babble Close and then directly left onto the block paved driveway leading to number 3.

**COUNCIL TAX BAND** D

**EPC RATING** BAND C

**PARTICULARS PREPARED** Updated 30<sup>th</sup> January 2021





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