1A Estover Road

MARCH
PE15 8SF

£290,000









- DEATCHED FAMILY HOME
- CONSERVATORY
- PARKING FOR FOUR CARS
- WALKING DISTANCE TO STATION
- RADIATOR HEATING
- THREE BEDROOMS
- DOWNSTAIRS TOILET
- CORNER PLOT
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: D

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Offered with no onward chain, this three-bedroom detached home occupies a generous corner plot just a short walk from the railway station, with parking for at least four cars.

The ground floor comprises a lounge/dining room, kitchen, utility room, WC and conservatory. Upstairs, there are three bedrooms and a family bathroom.

Further benefits include uPVC double glazing and gas central heating via radiators, supplied by a recently installed boiler.

Viewing is highly recommended to appreciate all this home has to offer.

Ground Floor

Entrance Porch
Entry through sliding patio doors into tiled porch with further portcullis-style hardwood door into:

Entrance Hall
Laminate flooring, single radiator, stairs rising to first floor.

Lounge/Dining Room
24'6" x 12'10" max (7.49 x 3.93 max)
L shaped lounge/dining room offering laminate flooring, two radiators, box bay window to front elevation, living flame gas fire in hardwood surround, sliding patio doors into conservatory.

Kitchen
10'0" x 7'10" (3.07 x 2.39)
Fitted with base and wall mounted cupboards, space for cooker, roll top work surface space, inset sink unit, built in dishwasher, half tiling to walls, under-stairs storage pantry, window overlooking rear garden.

Utility Room
9'0" x 7'8" (2.75 x 2.34)
Constructed from UPVC with glazing to two elevations, tiled floor, base and wall mounted cupboards with roll top work surface space, plumbing for washing machine, space for tall standing fridge/freezer, window to rear elevation, partly glazed door to side.

Downstairs Cloakroom
Close coupled WC, wash hand basin with vanity cupboard below, half height tiling, extractor fan.

Conservatory
10'7" x 8'0" (3.25 x 2.45)
Glazing to three elevations, tiled floor, fully glazed door to rear garden.

First Floor

Landing
Window to side elevation, access to loft area, linen cupboard with slatted shelving.

Bedroom One
12'5" x 9'0" (3.81 x 2.75)
Fitted triple wardrobe to length of one wall, radiator, window to front elevation.

Bedroom Two
9'9" x 9'8" (2.98 x 2.96)
Built in wardrobe with sliding mirrored doors, radiator, window overlooking rear garden.

Bedroom Three
8'10" x 6'10" max (2.71 x 2.10 max)
Bulkhead storage cupboard, radiator, window to front elevation.

Bathroom
Three piece suite comprising panel bath with mixer shower, pedestal wash hand basin, close coupled WC, single radiator, electric shaver point, part tiling, frosted window to rear elevation.

Externally

Front Garden
Large corner frontage incorporating a block paved driveway giving off road parking for four or five cars, grass surround with flowers, shrubs, evergreens and trees. The front garden is enclosed by picket fencing with gated access.

Rear Garden
Large paved patio area onto lawn with raised flower and shrub beds, decking area with a timber built shed/summer house. The rear garden is fully enclosed by brick built walls and timber panel fencing with outside cold water tap and gated pedestrian access.

Garage
13'11" x 7'10" (4.25 x 2.40)
Single integral garage with metal up and over door, power and light connected. PLEASE NOTE THE LENGTH OF THE GARAGE HAS BEEN REDUCED DUE TO THE RETRO FIT OF A DOWNSTAIRS WC WHICH IS ACCESSED FROM THE UTILTY ROOM.

Agents Notes
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.





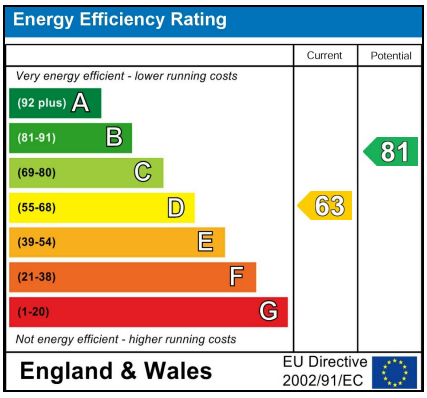


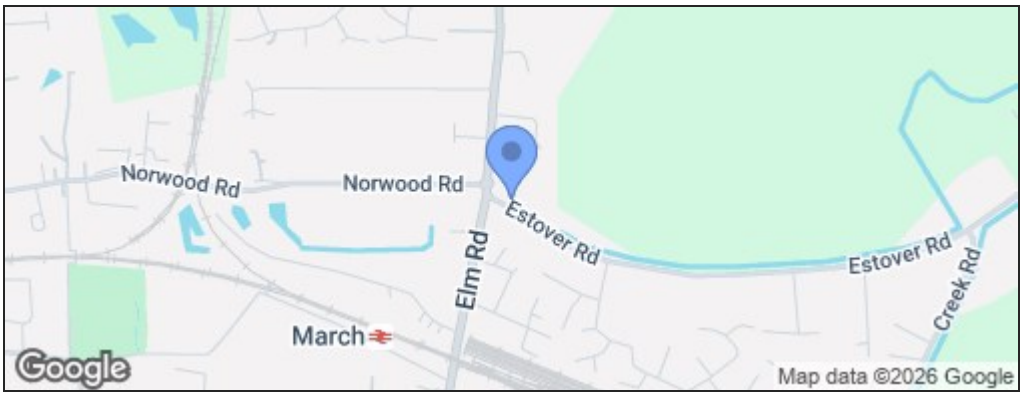



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