

£420,000

31 Oxbow Crescent, March, PE15 9UJ



To arrange a viewing call us now on 01354 701000

Offered in immaculate order throughout and located in a very popular area this beautiful family home has much to offer including lounge with log burner, dining room overlooking the garden, useful study, cloakroom room and utility, refitted kitchen/breakfast room, two further storage rooms. To the first floor there are four generous bedrooms with refitted bathroom and ensuite shower room. Outside there is parking and well tended rear garden. EPC C

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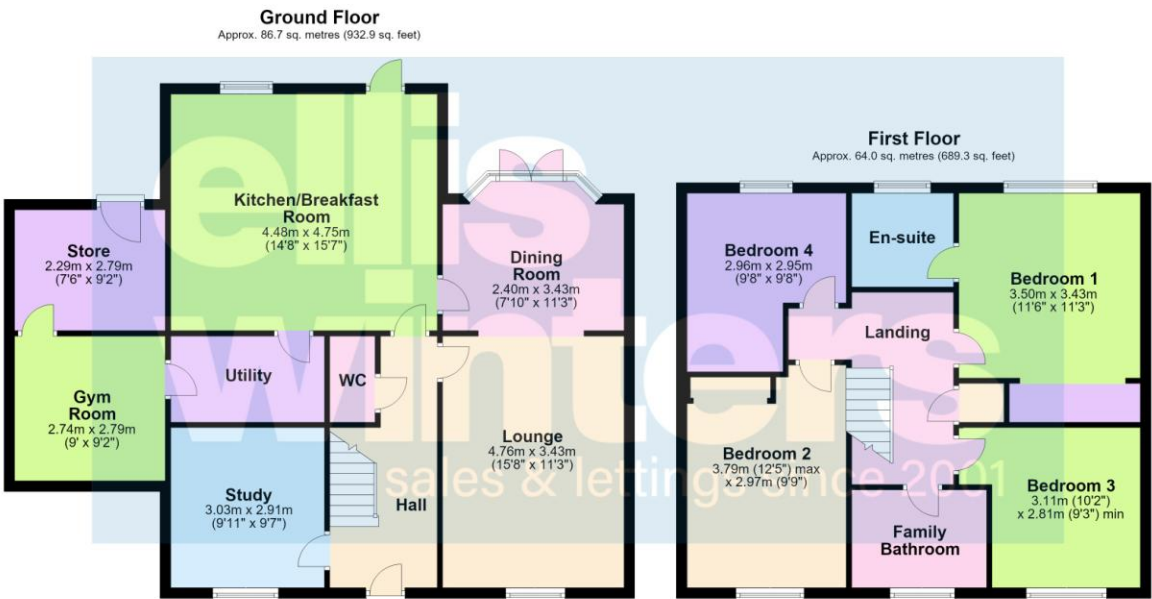
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Ground Floor

Hall
Stairs to first floor and landing, radiator.

WC
Fitted with vanity wash hand basin and WC, heated towel rail.

Study
3.03m (9'11") x 2.91m (9'7")
Window to front, radiator.

Lounge
4.76m (15'8") x 3.43m (11'3")
Window to front, fitted log burner, radiator, opening to:

Dining Room
3.43m (11'3") x 2.40m (7'10")
Bay window to rear, radiator, double doors to rear garden.

Kitchen/Breakfast Room
4.75m (15'7") x 4.48m (14'8")
Refitted with a range of wall and base units with solid wood worktops, integral double oven, hob, hood and dishwasher, one and half bowl sink unit with mixer tap, window to rear, radiator, door to garden.

Utility
Base units with solid worktops, sink unit with mixer tap, space for washing machine and tumble drier, heated towel rail, door to:

Gym Room
Light and power (formerly the garage and easily changed back if desired.)

Store Room
Light and power, gas fired boiler, door to garden.

First Floor & Landing
Airing cupboard housing hot water tank and shelving, access to loft space with ladder, lighting and boarding.

Bedroom 1
3.50m (11'6") x 3.43m (11'3")
Window to rear, radiator, fitted wardrobes, drawers and shelving.

En-suite
Refitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

Bedroom 2
3.79m (12'5") max x 2.97m (9'9")
Window to front, fitted wardrobes, radiator.

Bedroom 3
3.11m (10'2") x 2.81m (9'3") min
Window to front, radiator.

Bedroom 4
2.96m (9'8") x 2.95m (9'8")
Window to rear, radiator.

Family Bathroom
Refitted with a three piece suite comprising bath with mixer tap shower, wash hand basin, WC, window to front, heated towel rail.

Outside
A driveway provides off road parking. The rear garden is laid to patio and lawn with trees and shrubs, outside water supply, lighting and electrics.

It should be noted that the home benefits from many upgrades including new external doors, new boiler, cloakroom refitted and garden replanted.

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 £66.67 plus VAT per transaction (£80 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.

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