

£325,000

34 St. Johns Road, March, PE15 8RJ



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This beautifully presented home has been lovingly restored by the current owner and benefits from that highly desired outside space and versatile outbuildings. Accommodation includes lounge with log burner, kitchen with integral appliances and quartz worktops, dining room, three double bedrooms and first floor bathroom. Outside there is a fully equipped office, cloakroom and bar/games room all idea for multi generational living, those that work from home or just those that like to socialise! EPC TBC

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Ground Floor

Hall
Stairs to first floor with storage cupboard, radiator, wood flooring.

Lounge
3.90m (12'10") x 3.62m (11'11")
Window to front, fireplace with log burner inset, radiator, wood flooring.

Dining Room
3.90m (12'10") x 3.45m (11'4")
Window to front, radiator, wood flooring, open plan to:

Kitchen
5.45m (17'10") x 2.38m (7'10")
Wall and base units with quartz worktops, integral double oven, hob, hood and dishwasher, pantry cupboard, sink unit with mixer tap, windows to side and rear.

Utility
Window to side, door to garden, space for tumble drier.

First Floor & Landing
Window to front, radiator, access to loft with ladder, lighting and some boarding.

Bedroom 1
3.90m (12'10") x 3.40m (11'2")
Window to front, two fitted double wardrobes, radiator.

Bedroom 2
3.90m (12'10") x 3.45m (11'4")
Window to front, double wardrobe, radiator.

Bedroom 3
3.45m (11'4") x 2.38m (7'10")
Window to rear, radiator.

Bathroom
Fully tiled and fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to side, heated towel rail.

Outside
To the front there is a retaining wall with driveway to one side providing off road parking leading to double gates with access to the rear for more parking if desired. The good size rear garden is laid to patio and lawn with outside water supply and variety of outbuildings including: Office/Study 4.00m (13'1") x 2.00m (6'7") with window to side, storage cupboard with gas fired boiler, radiator, door to: WC with wash hand basin and WC, radiator (could easily accommodate a shower if desired). Bar/Games Room 4.40m (14'5") x 3.76m (12'4") With vaulted ceiling, bar area, light and power, window to rear, skylight, radiator, double doors to garden.

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 £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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