



Newlands Avenue, March
£375,000 Freehold

**Sharman
Quinney**

Key Features



- Beautifully Presented Throughout
- Walking Distance to Town Centre and Train Station
- Private and Well-Maintained Rear Garden
- 26ft Outbuilding with Annex Potential
- Three Double Bedrooms

Entrance Hall

Entrance door to front. Hard flooring. Access to all rooms.

Lounge

Bay window to front with bespoke fitted shutters. Hard flooring. Media wall with feature electric fireplace.

Bedroom One

Bay window to front with bespoke fitted shutters. Fitted carpet.

Bedroom Two

Window to side with bespoke fitted shutters. Fitted carpet.

Bedroom Three



French doors to rear leading out onto patio area.
Hard flooring.

Bathroom

Window to side. Tiled walls and hard flooring.
Access into airing cupboard. Fitted with a modern three-piece suite comprising of panelled L Shaped bath with overhead shower and glass screen, wall mounted sink and low-rise toilet. Heated towel rail. Light up mirror and shaver socket.

Kitchen/Diner

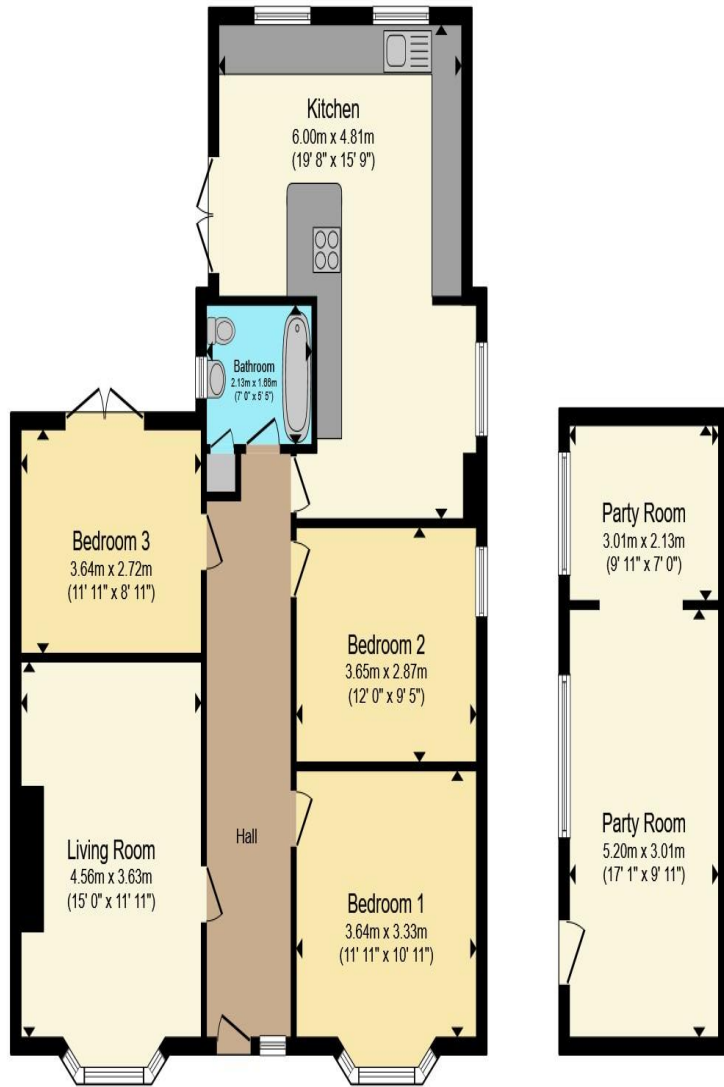
L shaped room, having been extended. Dual aspect window, two to rear and one to side, French doors to side leading out onto patio. Hard flooring. Fitted with a range of base and wall units in a modern gloss finish with worktop space over, integrated appliances include composite sink, fridge, freezer, washing machine, tumble dryer, dishwasher, eye level oven and microwave, island with storage and induction range hob. Built in cushioned seating area.

Outside

The front of the property is gravelled for low maintenance and there is a paved driveway to the side with double gates leading into the rear garden, offering ample off-road parking.

The rear garden is fully enclosed and very private. Mature shrub borders with various plants, flowers and shrubs. Generous area laid to patio, perfect for entertaining. Further area laid to lawn, space





Floor Plan

Outbuilding

Total floor area 116.3 m² (1,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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for hot tub (available via separate negotiation) and timber summer house. To the side of the garden there is an impressive brick outbuilding with cladding which has been fully insulated and has light and power, the first second is currently used as an entertaining space but could easily be converted into an annex space but is very versatile. Further to the rear there is an attached storage room with light and power and furthermore a good size workshop with light and power.

Please note that there is lapsed planning permission on the property for a single storey extension, plans are available to view upon request during viewings.

To view this property call Sharman Quinney on:
01354 661166

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