



Estover Road, March
£350,000 **Freehold**

**Sharman
Quinney**

Key Features

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- No Onward Chain
- Beautifully Renovated and Extended Family Home
- Generous Rear Garden
- Ample Off Road Parking plus Garage
- Walking Distance to Train Station and Town Centre

Upon entering, you are welcomed into a lovely entrance hallway, with attractive hard flooring which continues throughout the ground floor, creating a seamless and practical finish. The hallway provides access to the principal living accommodation and stairs rising to the first floor.

The impressive open-plan lounge/diner provides a fantastic sociable space. To the front, the lounge area benefits from a lovely bay window overlooking the surrounding fields, allowing plenty of natural light to flood the room. A bespoke media wall with feature modern fireplace provides an attractive focal point and creates a contemporary yet cosy feel.



The dining area is particularly generous, comfortably accommodating a six-seater dining table, making it ideal for family meals and entertaining guests.

A rear hallway leads to a versatile ground floor room, which could make an excellent home office, study or guest room. This room benefits from its own modern ensuite shower room, providing an excellent degree of flexibility for a range of buyers.

Continuing through the rear hallway, there is a cloakroom and storage cupboard. Additionally there is a further door into the downstairs room currently being used as a bedroom offering flexible usage. Then you reach the modern fitted kitchen, which offers an excellent range of wall and base units providing plenty of storage and preparation space. Integrated appliances include an eye-level double oven, microwave, gas hob with extractor, sink, dishwasher and fridge/freezer. A built-in breakfast bar provides a useful informal dining space, while French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space.

To the first floor are three further bedrooms, offering comfortable and versatile accommodation for family members or guests, together with a modern family bathroom fitted with a four-piece suite.





Total floor area 112.8 m² (1,214 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.ie

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Outside, the property continues to impress. The front garden is predominantly paved, providing ample off-road parking for multiple vehicles, while the generous, paved side access allows vehicles to be driven around the side of the property and into the rear garden, where there is access to the garage.

To the rear is a particularly generous garden measuring just shy of 1/2 acre, offering a fantastic amount of outdoor space. Currently providing a blank canvas, the garden presents an exciting opportunity for the new owners to create their ideal outdoor space, whether that be landscaped gardens, entertaining areas, play space or simply a large garden for the family to enjoy.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01354 661166

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