



Elm Road, March
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Fantastic Family Home
- Walking Distance to Local Train Station
- Beautifully Presented Throughout
- 15ft Workshop with Light and Power
- Open Plan Kitchen and Sunroom

Ground Floor

Entrance Hall

Entrance door to front. Fitted carpet. Stairs to first floor with space under and built in storage cupboard. Access into Lounge/Diner.

Lounge/Diner

Window to front. Hard flooring throughout. Feature fireplace in lounge area. Airing cupboard with storage in dining area. Double doors from dining area leading into Kitchen/Sunroom.

Kitchen/Sunroom

Windows to the side, Velux windows over kitchen area, re-enforced glass roof and bi-fold doors to rear into garden. The kitchen is fitted with a range of base and wall units including island in a gloss finish with worktop space over and panelled



splashbacks. Integrated appliances include stainless steel sink, gas hob with overhead extractor fan, eye level double oven, fridge/freezer and dishwasher.

Ground Floor Bathroom

Velux window. Tiled flooring and walls. Three-piece suite including P Shaped panelled bath with over head shower, vanity sink with corner storage units and low-rise toilet.

First Floor

Bedroom One

Window to front. Hard flooring. Built in wardrobes. Access to ensuite.

Ensuite

Window to front. Hard flooring. Three-piece suite including shower cubicle, vanity sink with storage and low-rise toilet. Heated towel rail.

Bedroom Two

Window to rear. Hard flooring.

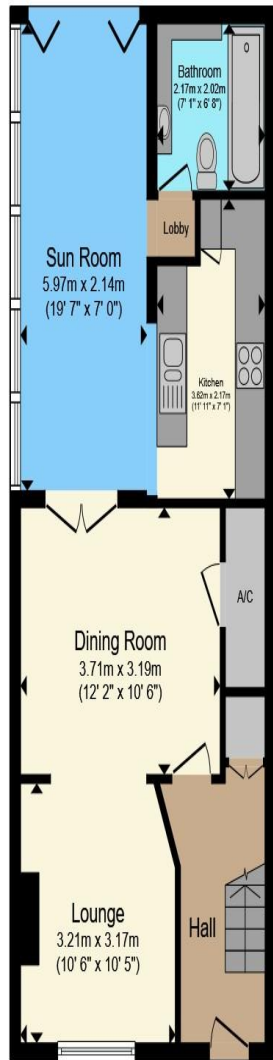
Bedroom Three

Window to rear. Hard flooring.

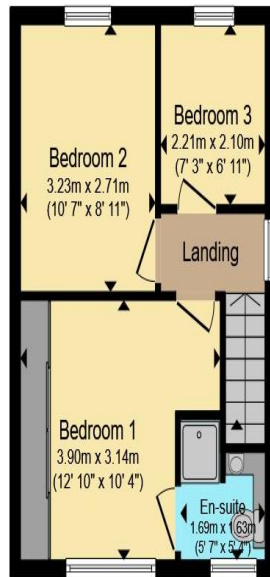
Outside

The front of the property is gravelled for low maintenance and allowing for off road parking. A side gate allows access into the rear garden. Electric car charging point.

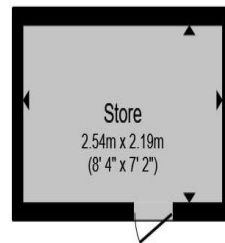
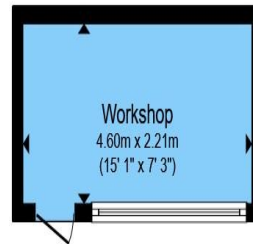




Ground Floor



First Floor



Outbuilding

Total floor area 110.8 m² (1,193 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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The rear garden is fully enclosed with access to the side. Mostly laid to lawn with mature shrub borders, generous patio area with covered pergola and access into outdoor utility space with plumbing for washing machine and power and lighting. Another storage area to the left of the Utility Space. To the rear of the garden there is a brick-built workshop with light and power. There are solar panels on the roof that feed the grid.

To view this property call Sharman Quinney on:
01354 661166

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 01354 661166

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