



Creek Road, March
£490,000 Freehold

**Sharman
Quinney**

Key Features



- Executive Family Home
- Solar Panels and Tesla Battery
- Hive Smart heating system
- Three Double Bedrooms
- 24ft Kitchen/Diner

Entrance Hall - 3.5m x 2.7m (11'4" x 8'8")
Karndean flooring, alarm system and Hive thermostat

Cloakroom - 1.1m x 1.6m (3'6" x 5'2")
Fitted with a low level w.c., wall mounted wash hand basin

Lounge/Diner - 6.9m x 4.8m (22'6" x 15'7")
Karndean flooring with built in sockets either side of sofa allowing for easy access for electronics, multi fuel burner with brick surround and recessed lights, bi-fold doors opening into garden

Kitchen/Diner - 6.9m x 7.4m (22'6" x 24'2") L Shaped
Porcelain tiled flooring, a range of base and wall units with a gloss finish and solid oak work tops,



recessed lighting, integrated appliances including dishwasher, fridge/freezer, double oven and gas hob

Utility room - 1.5m x 2.2m (4'9" x 7'2")
A range of base and wall units with a gloss finish and solid oak work tops, plumbing for washing machine. Leading through into pantry with light

Conservatory - 3m x 3m (9'8" x 9'8")
Fitted with Celsius One glass resulting in a cooler environment, vinyl flooring and power

Landing - 4.7m x 2.6m (15'4" x 8'5")
Gallery landing, airing cupboard housing emersion heater, loft access with built in ladder, fully boarded with power and light, containing inverter for solar edge

Bedroom One - 6.9m x 4.8m (22'6" x 15'7") L Shaped
Carpeted throughout, built in wardrobes, dual aspect windows, tv point

Ensuite - 2.3m x 2.3m (7'5" x 7'5")
Half tiled, double shower with rain head, low level w.c., vanity sink with storage and sockets, heated towel rail

Bedroom Two - 3m x 3.6m (9'8" x 11'8")
Carpeted throughout, window overlooking side aspect, tv point





Ground Floor



First Floor

Bedroom Three - 3.6m x 3.1m (11'8" x 10'1")
 Carpeted throughout, built in wardrobes, dual aspect windows, tv point

Bathroom - 2.4m x 3.5m (7'8" x 11'4")
 Half tiled, double shower, low level w.c., vanity sink with storage, panelled bath, heated towel rail

Garage - 5m x 5.9m (16'4" x 19'3")
 Double electric door, light and power, loft storage

Outside - the front of the property offers a gravelled driveway leading to the double garage. With a landscaped surround with mature tree and shrub borders, two gateways lead into the rear garden.

The rear garden is mostly laid to lawn with mature trees, shrubs and flowers throughout a working well with pump is located to the rear of the garden and a small pond in the centre. A good size patio area outside of the lounge/diner with an electric awning, an additional seating area covered with a pergola and another to the rear of the garden. Outdoor tap and security cameras surrounding house

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.focalagent.com

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