



Mallard Way, March  
**£300,000** Freehold

**Sharman  
Quinney**



# Key Features



- GREAT FAMILY HOME
- Presented in great condition throughout
- Convenient to local parks, Schools and Town Centre
- Off Road Parking for four cars
- Conservatory with solid roof

## Entrance Hall

Door to front. Radiator. Stairs leading off to first floor.

## Cloakroom

Window to rear. Radiator. Low level wc. Vanity wash hand basin. Tiled floor. Gas central heating boiler.

## Lounge 5.18m x 2.87m (17' x 9' 5")

Window to front. Two radiators. TV point. Carpet. Opens into conservatory

## Conservatory 3.53m x 2.41m (11' 7" x 7' 11")

Window to rear. Windows to side. French doors to garden. Radiator. Tiled floor. Solid roof

## Dining Room 3.05m x 2.41m (10' x 7'11")

Window to front. Radiator.





Kitchen 3.30m x 2.36m (10' 10" x 7' 9")  
Window to rear. Single drainer sink with mixer taps. Stable door to Utility Room. Radiator. Tiled floor. Wall units with matching work surfaces and storage under. Plumbing for washing machine and dishwasher.

Utility Room 2.41m x 1.50m (7' 11" x 4' 11")  
Window to rear. Door to rear. Window to side.

Stairs To First Floor Landing  
Loft access. Window to rear. Airing cupboard housing hot water tank. Built in wardrobe.

Bedroom One 3.33m x 2.92m (10' 11" x 9' 7")  
Window to front. Radiator.

Bedroom Two 3.30m x 2.77m (10' 10" x 9' 1")  
Window to front. Radiator. Laminate floor. Built in wardrobe.

Bedroom Three 2.41m x 2.29m (7' 11" x 7' 6")  
Window to rear. Radiator. Laminate floor.

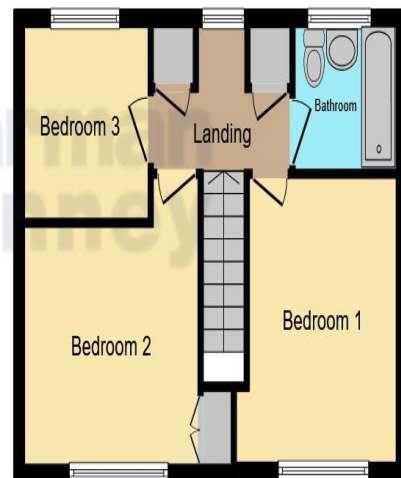
Bathroom  
Window to rear. Panelled bath with shower above. Vanity wash hand basin with storage under. Low level wc. Tiled floor. Heated towel rail.

Outside  
Front gardens are hedged with paved driveway allowing parking for up to four vehicles.

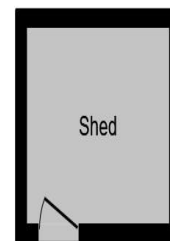




**Ground Floor**



**First Floor**



**Outbuilding**

Rear gardens are enclosed with patio area. Mostly laid to lawn with mature trees and shrub borders. Outside tap. Timber store.

Garage 3.66m x 2.97m (12' x 9' 9")  
Up and over door. Storage area to the rear.

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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

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