



Newlands Avenue, March
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Beautifully Presented Throughout
- Fully Insulated Garden Office
- Off Road Parking
- Walking Distance to Town Centre
- Optional Open Plan Layout

Entrance hall - 6.2m x 1.3m (20'3" x 4'2")

Composite front door. tiled flooring. leads to bedrooms, bathroom, and kitchen/diner/lounge to rear. Loft access via built in ladder. The loft has a velux window and is fully boarded

Lounge - 5.1m x 4.4m (16'7" x 14'4")

Laminate flooring with underfloor heating. bi-folding doors opening into garden. Lounge is open concept kitchen/diner but can be closed off with sliding doors.

Kitchen/Diner - 7.3m x 4.4m (23'9" x 14'4") being L Shaped

Tiled floor. Range of wall and base units with gloss doors and wood effect work tops. Stainless steel sink. Integrated oven and hob, fridge/freezer and



space for washing machine/tumble dryer.
Underfloor heating in dining area.

Bedroom One - 2.8m x 3.2m (9'1" x 10'4")
Carpet. Bay window.

Ensuite - 0.9m x 3.1m (2'9" x 10'1")
Laminate flooring. Walk in shower, pedestal sink,
toilet. Storage cabinet. Extractor fan.

Bedroom Two - 3.1m x 3.1m (10'1" x 10'1")
Carpet. Window to front.

Bedroom Three - 2.6m x 3.3m (8'5" x 10'8")
Carpet. Window to side.

Bathroom - 2.7m x 2.2m (8'8" x 7'2")
Laminate flooring. four-piece suite. Light tunnel.
Airing cupboard housing combi boiler.

Garden Office/Gym - 3m x 2.4m (9'8" x 7'8")
Fully insulated. Power and light.

Outside - the front of the property is partially
fenced; a dropped kerb leads to a gravelled
driveway allowing for parking for multiple
vehicles. The rear garden is mostly laid to lawn
with a patio area, gravelled side access leading to
driveway.





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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