



Westwood Avenue, March
OIEO £375,000 **Freehold**

**Sharman
Quinney**

Key Features



- FANTASTIC FAMILY HOME
- Sought after location
- Walking distance to Town Centre
- Ensuite to Master Bedroom
- Generous Rear Garden

Entrance Hall...

Stairs leading to first floor. telephone point, built-in cloaks cupboard and understairs W/C. Access to kitchen and dining room.

Lounge - 4.2m x 4m (13'8" x 13'4") into bay window.

Carpet. electric fireplace. Large bay window allowing plenty of natural light. Sliding barn style glass doors into dining room.

Dining Room - 6.3m x 3.5m (20'9" x 11'5")

Tiled floor. French doors into rear garden. Wraps around into kitchen.

Kitchen/Breakfast Room - 6.7m x 2.8m (22'10" x 9'3")

Laminate floor. A range of base and wall units.



stainless steel single drainer sink unit with mixer tap. space for tumble drier and washing machine. Built in breakfast bar allowing seating. Built-in store cupboard, built-in broom cupboard, built-in cupboard/larder cupboard. Integrated double Neff electric oven, gas hob, extractor hood, cold water pot filler tap. A second stainless steel single drainer sink unit with mixer tap. space/plumbing for dishwasher and American fridge/freezer. access to loft. velux window.

Bedroom One - 3.9m x 3.5m (13'0" x 11'5")
laminated floor. range of fitted wardrobes. Window overlooking rear garden.

Ensuite - Integrated low level w.c., integrated hand washbasin with mixer tap, towel radiator, double shower cubicle with rainfall shower and thermostatic shower.

Bedroom Two - 3.9m x 2.6m (13'0" x 8'7")

Bedroom Three - 2.4m x 2.3m (7'10" x 7'8")

BATHROOM/W.C./SHOWER ROOM With pedestal washbasin with mixer tap, panelled bath with mixer tap and shower over head, low level w.c., towel radiator.

DORMER BEDROOM NO.4 14'5"(max) x 12'(max)
(with sloping ceiling) With dormer window and sky light, access to side loft storage with lighting,





Ground Floor



First Floor



Second Floor

hand washbasin with water heater, two electric panel radiators.

OUTSIDE COLD WATER TAP. OUTSIDE LANTERN.

TWO EXTERNAL POWER POINTS.

GREENHOUSE

POTTING SHED With lighting.

SUMMER HOUSE 9'8"(max) x 7'10"(max) With power and lighting.

LEAN-TO-STORE 11'7"(max) x 6'(max) With power and lighting.

TIMBER STORE/WORKSHOP 9'8"(max) x 8'(max) With power and lighting.

GARDENS Gardens to front laid to lawn with shrubs, trees etc. and a paved pathway to the front entrance door and off road parking. Timber gate to side opens on to a pathway leading to the attractive, enclosed rear garden which is also laid to lawn with borders, beds, shrubs, trees, pathways, patios, arbour and ornamental pond.

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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