



Babble Close, March
OIEO £425,000 Freehold

**Sharman
Quinney**

Key Features



- Garage And Off Road Parking
- Ensuite To Master
- Three Reception Rooms
- 28ft Kitchen
- Walking Distance To Town Centre

Entrance Hall

Composite door to front, stairs leading to first floor, radiator, smart under stair storage

WC

Low level WC, wash hand basin, radiator

Kitchen/Diner 8.64m x 2.38m (28'3" x 7'8")

UPVC window to rear, UPVC door to rear, range of wall and base units, stainless steel sink and drainer, integrated oven, wine rack, tiled splash backs, radiator

Utility 2.94m x 1.57m (9'6" x 5'1")

Door to garage, range of wall and base units and dishwasher, space for fridge freezer and washing machine, stainless steel sink and drainer, radiator



Lounge 4.75m x 3.45m (15'5" x 11'3")
UPVC window to front, radiator, door to hall

Conservatory 3.24m x 4.11m (10'6" x 13'4")
UPVC window to rear and sides, UPVC French doors to side, radiator, lighting, tiled floor

Study 2.99m x 2.96m (9'8" x 9'7")

UPVC window to front, radiator

Landing

Loft access (part boarded), radiator, airing cupboard

Bedroom One 3.51m max x 3.44m max (11'5" x 11'2")

UPVC window to rear, built in wardrobes, radiator

Ensuite 2.02m x 1.94m (6'6" x 6'3")

UPVC window to rear, large shower, WC, wash hand basin, radiator, vinyl flooring, part tiled walls

Bedroom Two 3.43m x 3.12m (11'2" x 10'2")

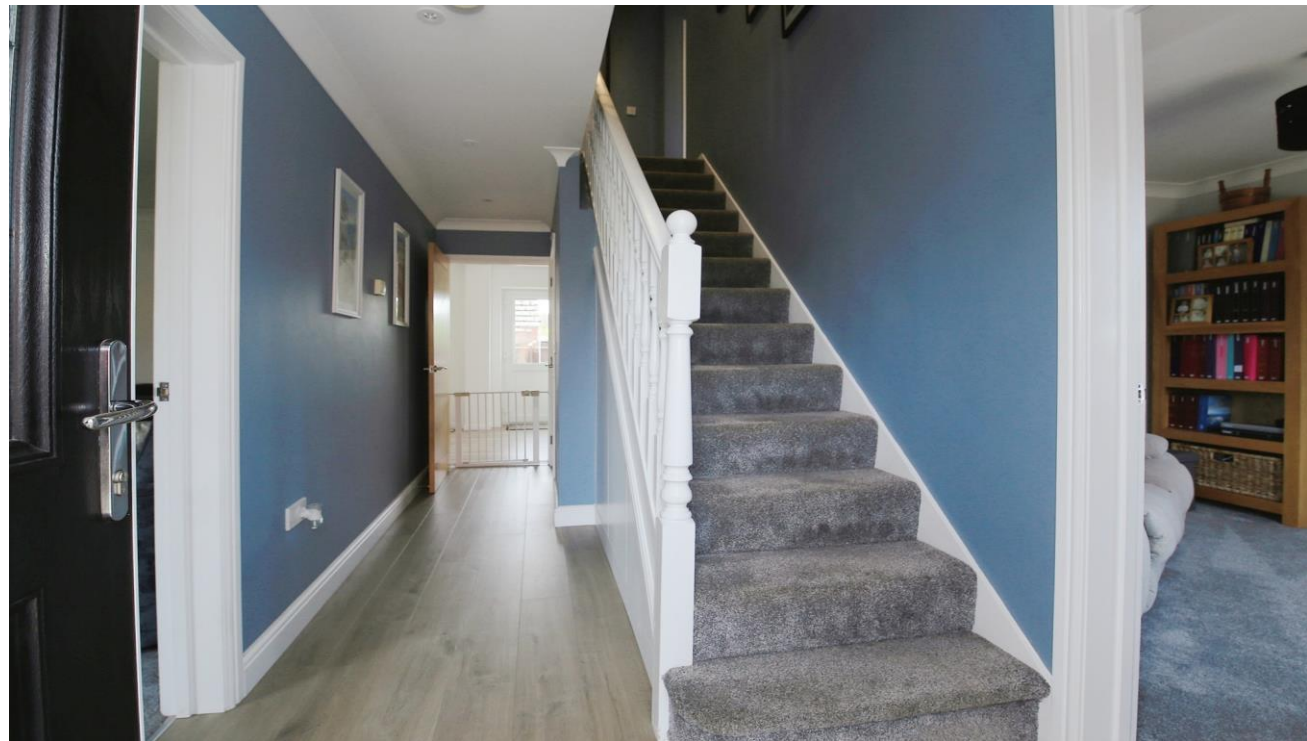
UPVC window to front, radiator, built in wardrobes

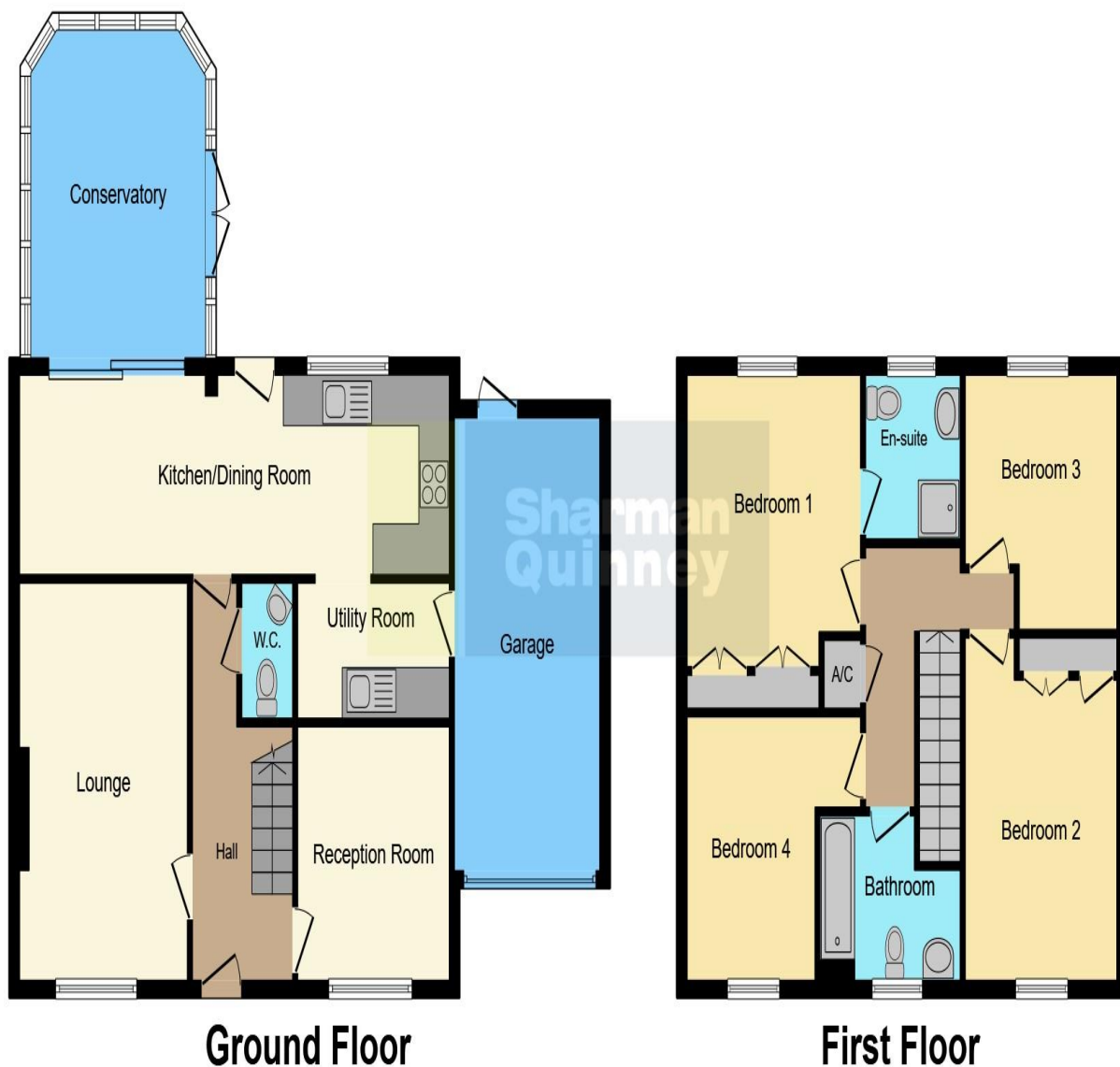
Bedroom Three 4.26m max x 3.00m (13'9" x 9'8")

UPVC window to front, radiator,

Bedroom Four 3.10m max x 2.98m max (10'1" x 9'7")

UPVC window to rear, radiator





Bathroom 2.74m x 1.94m (8'9" x 6'3")
UPVC window to front, bath with shower, WC,
wash hand basin, radiator

Garage 5.21m x 2.94m (17'0" x 9'6")
Up and over door, door to rear, electric and
lighting connected

Garden
South facing garden. Outside electric points,
paved patio area, lawn, decorative stone, shrub
boarders, shed and hot tub included in purchase
of property, side access

Front Garden
Block paved off road parking to front, paved path
leading to front door, lawn areas, various shrubs

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01354 661166

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