



Byways Badgeney End, March
OIEO £425,000 Freehold

**Sharman
Quinney**

Key Features



- Idyllic Semi-Rural Location
- Generous Plot
- Beautifully Presented Throughout
- Double Garage PLUS Ample Off-Road Parking
- Countryside walks on your doorstep

Entrance Hall -
Hard flooring, allowing access to all internal rooms

Kitchen/Diner - 3.5m x 6.5m (11'4" x 21'3")
Hard wood flooring, dual aspect windows and French doors out into garden with field views. A range of base and wall hung units in traditional shaker style with solid oak worktops, integrated eye level double oven, electric hob with overhead extractor fan and dishwasher. Access into a pantry offers additional storage.

Utility Room - 2.4m x 5m (7'8" x 16'4")
Flooring from kitchen continued, matching units to kitchen, plumbing for washing machine and tumble dryer, access into rear garden, office and WC.



Office Space - 1.4m x 2.3m (4'5" x 7'5")

WC - 1.4m x 1.4m (4'5" x 4'5")

Half tiled walls, hard flooring, window to rear, low rise WC and vanity sink unit.

Lounge - 6m x 4m (19'6" x 13'1") L Shaped

Hard flooring, dual aspect windows, French doors into garden room

Garden Room - 2.3m x 4.7m (7'5" x 15'4")

Hard flooring, french doors out into garden, panoramic views of garden and fields beyond

Bedroom One - 3.5m x 3.6m (11'4" x 11'8")

Carpet flooring, window to front, built in wardrobes

Bedroom Two - 3.6m x 3.6m (11'8" x 11'8")

Carpet flooring, window to front

Bathroom - 2.4m x 2.8m (7'8" x 9'1")

Tiled flooring and half walls, four-piece suite comprising of tub, walk in shower, built in vanity sink and WC unit, heated towel rail, window to front.

Garage - 6.1m x 5m (20' x 16'4")

Power and light with manual up and over doors. Access door into garden.

Outside -

The property sits on a very generous private plot





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

with a gated entrance onto the gravel driveway offering parking for multiple vehicles.

The garden wraps around the entire property and is mostly laid to lawn with various shrubs and trees landscaping it beautifully with panoramic field views it offers a tranquil setting.

To view this property call Sharman Quinney on:
01354 661166

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