



Nene Parade, March  
**£450,000** **Freehold**

**Sharman  
Quinney**



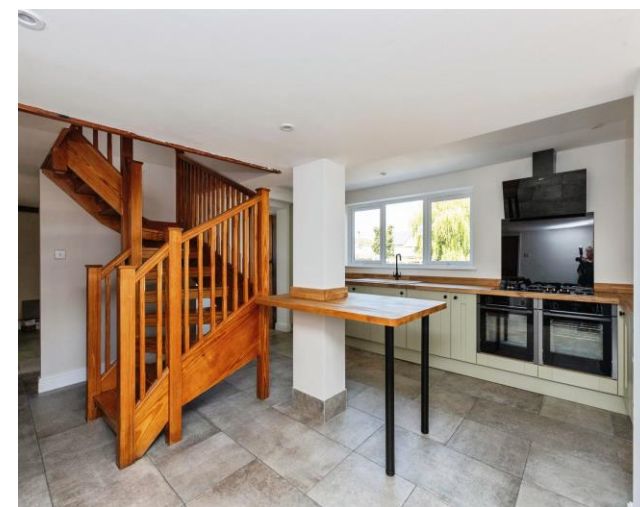
# Key Features



- NO ONWARD CHAIN - Move straight in!
- Recently Renovated to a High Standard
- Beautiful River Front Location with 40ft Mooring
- Large Rear Garden ½ acre (STMS)
- Walking Distance to Town Centre & Train Station

Step into history with this beautifully restored period property, originally dating back to 1755. Blending timeless character with modern luxury, this exceptional home boasts an abundance of original features including exposed brick fireplaces, sash windows, and elegant cast iron radiators. Sympathetically renovated to an impeccable standard, the home now includes a high-end kitchen fitted with premium Neff appliances, and a bespoke bathroom complete with a large walk-in shower and a freestanding bath perfectly positioned to enjoy serene garden views

Porch - 1.8m x 1.1m (5'9" x 3'6")  
New composite front door, windows to sides and slate tiled flooring



Lounge/Diner - 9.9m x 3.6m (32'4" x 11'8")  
Solid wood flooring, exposed brick feature fireplace with multi fuel burner, sash windows overlooking the river.

Kitchen/Breakfast Room - 4.7m x 5.4m (15'4" x 17'7")  
Tiled flooring, a brand-new unused kitchen in a sage green shaker style, solid oak work tops, integrated double oven with hide and slide doors, gas range, overhead nef extractor, dishwasher, washing machine and fridge/freezer. Central island breakfast bar

Utility Space - traditional farm style door connecting conservatory and kitchen area

Cloakroom - 0.8m x 1.4m (2'6" x 4'5")  
Pedestal sink and low-rise toilet

Playroom/snug - 2.4m x 4.1m (7'8" x 13'4")  
Tiled flooring, French doors into conservatory

Conservatory - 3m x 3m (9'8" x 9'8")  
Tiled flooring, French doors into garden

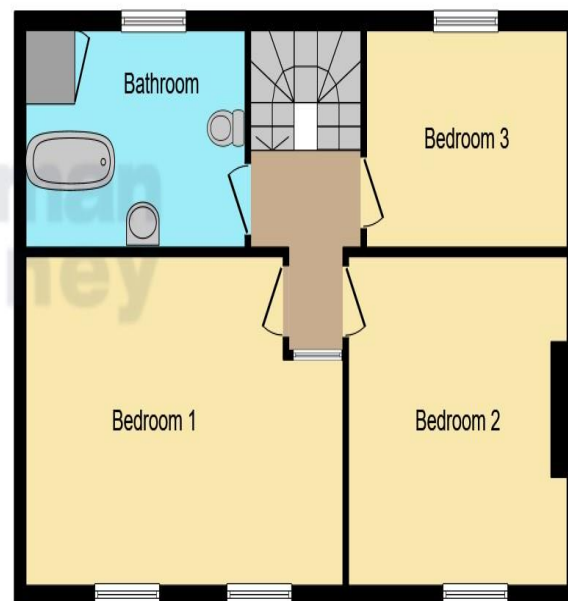
Bedroom One - 5.7m x 3.7m (18'7" x 12'1")  
Solid wood flooring, internal window with privacy glass, exposed brick fireplace, sash windows overlooking river

Bedroom Two - 4m x 3.7m (13'1" x 12'1")





**Ground Floor**



**First Floor**

Solid wood flooring, exposed brick fireplace, sash windows overlooking river

Bedroom Three - 2.3m x 3.6m (7'5" x 11'8")  
Carpet flooring, built in storage shelves, window overlooking rear garden.

Bathroom - 2.2m x 4.1m (7'2" x 13'4")  
Tiled flooring, brand new four-piece suite comprising of free-standing tub with views over the expansive gardens, walk in shower with rain head, vanity sink with storage and low-rise toilet. Airing cupboard

Outside -  
The front of the property offers parking for multiple vehicles. A newly constructed 40ft mooring gives direct access to the water, perfect for boating enthusiasts.  
The rear garden is mostly laid to lawn with a newly laid patio, perfecting for entertaining.  
Sitting on approx. ½ acre.

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)

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**01354 661166**



# Selling your property?

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