



Upwell Road, March

Guide Price £500,000 - £525,000 **Freehold**

**Sharman
Quinney**

Key Features



- Guide Price £500,000 - £525,000
- 1/3 Acre Plot (STMS)
- 22ft Bedroom/Games Room on first floor
- OWNED SOLAR PANELS WITH GENEROUS ANNUAL INCOME
- 23ft Summer House with light and power

Ground Floor -

Entrance Hall - 10m x 2.1m (32'8" x 6'8")

Kitchen/Breakfast Room - 8m x 3.3m (26'2" x 10'8")

Featuring a traditional tiled floor throughout, a central island, Range cooker, Plumbing for dispensing fridge and an Integrated dishwasher

Utility Room - 2.3m x 2m (7'5" x 6'5")

Tiled floor continuing from the kitchen, Plumbing for washing machine, Vent for tumble dryer, Boiler

Cloakroom - 1.1m x 2.3m (3'6" x 7'5")

Fully refitted and Half tiled

Lounge - 4m x 6.2m (13'1" x 20'3")

Offering plenty of light with Dual aspect windows



and wall lights, plus a Log burner with granite hearth for those colder winter evenings

Dining Room - 4.7m x 3m (15'4" x 9'8")

Snug - 3.3m x 3m (10'8" x 9'8")

French doors leading into garden and Door to conservatory

Conservatory - 3m x 3.9m (9'8" x 12'7")

Light/fan unit, Tiled flooring with underfloor heating, Access to into garden

Bedroom One - 5m x 4m (16'4" x 13'1")

Fitted wardrobes and French doors into garden

Ensuite - 1.8m x 3.3m (5'9" x 10'8")

Refitted suite along with large Cupboard for storage

Bedroom Three - 3.2m x 4.4m (10'4" x 14'4")

Bedroom Four - 3.3m x 3.3m (10'8" x 10'8")

Bathroom - 2.3m x 4m (7'5" x 12'1")

Four piece suite including Free standing bath with mixer tap over

First Floor -

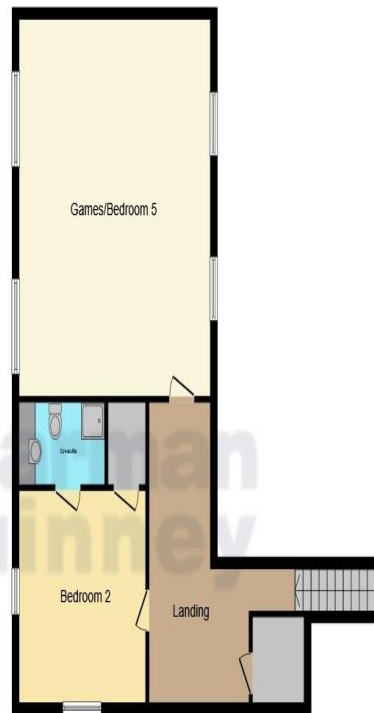
Bedroom Two - 3.9m x 3.9m (12'7" x 12'7")

Ensuite - 1.5m x 2.6m (4'9" x 8'5")

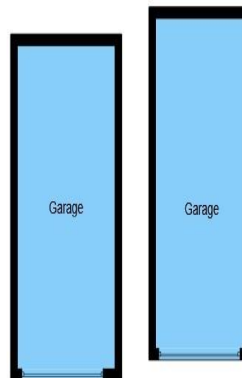
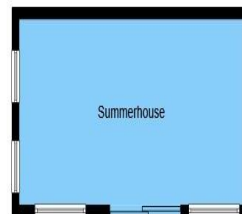




Ground Floor



First Floor



Outbuilding

Walk in Wardrobe - 1.2m x 1.5m (3'9" x 4'9")

Bedroom Five/Games Room - 7m x 5.9m (22'9" x 19'3")

Outside -
Sitting on a 1/3 plot the wrap around rear garden is laid to lawn, gravel and paving, and bordered by mature trees and shrubs

Front garden features an attractive fish pond, mature fruit trees and flower beds.

Garage One - 3m x 6m (9'8" x 19'6")
Electric door with light, power and water supply

Garage Two - 2.7m x 6m (8'8" x 19'6")
Electric door with light and power

Summer House - 3.6m x 7.2m (11'8" x 23'6")
Brick and timber construction, Part double glazed, Tiled floor, Power and light

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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