



Elwyndene Road, March  
**£550,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- NO ONWARD CHAIN!
- Highly Sought After Area!
- Town Centre Location!
- Versatile Family Home!
- Fully Self-Contained Annex!

## Ground Floor

### Entrance Hall

Hard flooring, stairs to first floor, storage cupboard, access to Lounge, Kitchen and Study/Playroom.

### Lounge - 6.6m x 3.6m (21'10" x 11'11")

Hard flooring, window to front and side, open plan into dining room.

### Dining Room - 3.6m x 2.6m (11'11" x 8'8")

Hard flooring, open plan into the family room

### Family Room - 7.2m x 3.6m (23'11" x 12'1")

Hard flooring, bay window to rear with double doors opening to the garden patio. Open to the kitchen breakfast bar.

### Kitchen/Breakfast Room - 7.6m x 3.1m (25'3" x 10'5")





Tiled flooring, a range of wall and base units with breakfast bar, integral oven, microwave, hob with overhead extractor fan, dishwasher. Airing cupboard with hot water tank and shelving, window to rear, skylight window.

Utility Room - 5.35m x 2.47m (17'7" x 8'1")  
Tiled flooring, a range of wall and base units, plumbing for washing machine and space for tumble drier, sink, window to rear, door to garden

Storage/Office Space - 2.6m x 2.5m (8'5" x 8'2")  
Carpet flooring, accessed from utility room

Shower Room - 1.5m x 1.9m (4'9" x 6'2")  
Comprising of a three-piece suite including shower cubicle, vanity wash hand basin and WC, heated towel rail, window to front.

Study - 3.0m x 3.0m (9'11" x 9'10")  
Window to front, hard flooring, open to playroom via archway.

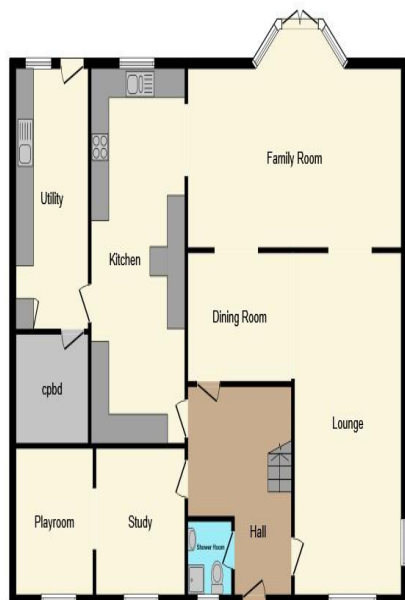
Playroom - 3.0m x 2.5m (9'10" x 8'5")  
Flooring from study continued.

#### First Floor

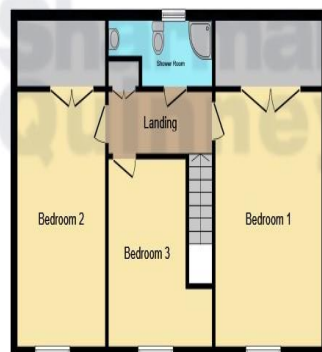
Bedroom One - 5.2m x 3.6m (17'2" x 11'11")  
Window to front, hard flooring, built in wardrobe.

Bedroom Two - 5.2m x 3.0m (17'2" x 9'10")  
Window to front, hard flooring, built in wardrobe.

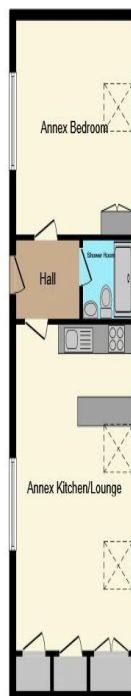




**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**

Bedroom Three - 3.8m x 2.4m (12'8" x 8'2")  
Window to front, hard flooring.

Shower Room - 1.8m x 3.4m (5'9" x 11'1")  
Fully tiled, three-piece suite comprising of shower cubicle, wash hand basin, window to rear.

#### Annexe

It should be noted that the annexe has its own gas fired boiler but both electric and water are supplied from the main house.

#### Entrance Hall -

Hard flooring. Access to Bedroom, Shower Room and Living Space

Lounge/Kitchen - 6.7m x 3.9m (22'0" x 13'0")  
Window to side, hard flooring, two skylights, storage cupboard, cupboard further cupboard housing gas fired boiler.

Bedroom - 4.4m x 3.9m (14'5" x 13'0")  
Window to side, skylight, double cupboard, radiator.

Shower Room - 2.7m x 1.3m (8'8" x 4'2")  
Fully tiled and fitted with a three-piece suite

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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