









welcome to

Dahlia Close, March

Modern Detached House - Four Bedrooms - En Suites to Bedrooms 1 & 2 - Lounge plus Separate Dining Room 15ft x 13ft Kitchen/ Breakfast Room - Office/ Study - Conservatory - Utility - Double Garage ** Viewing Recommended **

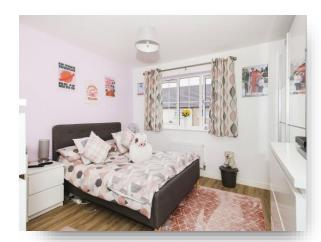












Entrance Door

to

Hall

Stairs leading off. Radiator. Smoke alarm.

Ground Floor Cloakroom

Low level wc. Radiator. Pedestal wash hand basin. Laminate floor. Extractor fan.

Office / Study

8' 5" x 8' 2" (2.57m x 2.49m) Window to front, Radiator.

Lounge

14' 10" x 11' 4" (4.52m x 3.45m) Window to front. Radiator. TV point. Telephone point.

Family Room / Dining Room

12' 9" x 10' 11" (3.89m x 3.33m) Patio doors to garden. Radiator. TV point.

Kitchen / Breakfast Room

15' 2" x 13' 8" (4.62m x 4.17m)

Window to rear. Storage cupboard. Single drainer sink with mixer tap, 1 1/4 bowl. Tiled splashbacks to work surfaces. Integrated fridge. Integrated freezer. Integrated dishwasher. Electric double oven, gas hob and cooker hood above. Wall units with matching work surfaces and storage under. Tiled floor.

Utility Room

5' 5" x 4' (1.65m x 1.22m)

Door to conservatory. Tiled floor. Gas central heating boiler.

Conservatory

12' 10" x 7' 11" (3.91m x 2.41m) Window to rear. Window to side. Door to garden.

Stairs To First Floor Landing

Loft access. Radiator. Airing cupboard housing hot water tank.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m) Window to rear. Radiator. Fitted wardrobes to one wall. TV point.

En Suite

Window to rear. Low level wc. Pedestal wash hand basin. Shower cubicle. Radiator.

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m) Window to front. Radiator. TV point. Integral wardrobes.

En Suite

Window to side. Shower cubicle. Low level w.c. Vanity wash hand basin.

Bedroom Three

11' 8" x 11' 8" ($3.56m \times 3.56m$) Window to front. Radiator. TV point. Laminate floor.

Bedroom Four

10' 8" x 10' 4" (3.25m x 3.15m) Window to rear. Radiator.

Bathroom

Window to side. Panelled bath with shower mixer taps. Low level wc. Pedestal wash hand basin. Extractor fan. Radiator.

Outside

Front garden is open plan with block paving to the double garage.

Rear garden is enclosed with patio area and laid to grass with shrubs bordering. Timber store.

Garage

19' x 17' 8" (5.79m x 5.38m) Double up and over doors. Electric and lighting laid on. Door to side.





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Dahlia Close, March

- Four Bedroom Detached House
- En Suites to Bedrooms 1 & 2
- 15ft x 13ft Kitchen / Breakfast Room
- Conservatory
- Office / Study
- **DOUBLE GARAGE**
- Convenient to Town Centre
- Viewing Recommended

Tenure: Freehold EPC Rating: C

Ground Floor



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£400,000









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