



Blue Ridge Gardens, March
Offers in Excess of £550,000 **Freehold**

**Sharmans
Quinney**

Key Features



- No Onward Chain
- A Versatile Family Home
- Garage and Ample Off-Road Parking
- Generous South Facing Rear Garden
- Five Generously Sized Bedrooms

Ground Floor -

Entrance Hall - Composite front door with side reveal window. Tiled flooring. An expansive space, perfectly sized for this generous family home. A standout feature is the gallery style timber sweeping staircase to the first floor. Understairs storage. Access into all ground floor rooms. Downstairs WC/Cloakroom - Window to front. Fully tiled flooring and walls. A low-rise WC and vanity hand wash basin. A big enough space to also store coats and shoes. Conveniently situated directly off the entrance hall.

Formal Dining Room - Dual aspect windows to front and side. Karndeane oak vinyl flooring. Fitted solid wood dresser. Conveniently situated a few feet from the kitchen, a great space for more formal dining and entertaining.

Study - Window to front. Karndeane oak vinyl flooring. Bespoke oak cupboards and desks with built in drawers. An ideal space for those working from home seeking a dedicated and private space.

Lounge - Window to the rear overlooking the attractive rear garden. Karndeane oak vinyl flooring. A feature fireplace with stone surround. A generous space with ample natural light coming in from the large window - perfect for family



gatherings.

Kitchen/Breakfast Room - Open plan from the entrance hall, with tiled flooring continued. Window and French doors to rear, opening onto the patio space of the rear garden. A range of modern base and wall units with worktop space over tiled splash backs and under cabinet lighting.

Integrated appliances including stainless steel sink, under counter oven, gas hob with overhead extractor fan, dishwasher and fridge. There is ample space for an additional American style fridge/freezer and table and chairs. A great space for everyday dining.

Utility Room - Tiled flooring from hallway continued.

Integral door into garage. A range of base and wall units, stainless steel sink, space for washing machine and tumble dryer.

Garage - Up and Over style door with lighting and power connected. Wall mounted gas boiler. Internal door from utility room as well as composite external door into rear garden.

First Floor

Landing - Fitted carpet. Feature exposed brick wall from oak staircase. Light tunnel. A generous space connecting all bedrooms.

Bedroom One - Fitted carpet. Window to rear overlooking rear garden. Access into private ensuite shower room.

Ensuite - Window to rear. Karndean vinyl flooring and tiled walls. A three-piece suite comprising of shower cubicle, pedestal sink and low-rise WC. Access into airing cupboard.

Bedroom Two - Dual aspect windows to front and side. Fitted carpet. Access into private ensuite.

Ensuite - Window to rear. Karndean marble effect LVT Flooring. A three-piece suite with bespoke fitted cupboards with quartz tops and inset sink, low rise WC, P shaped whirlpool bath with rain head shower above. Two heated towel rails.

Bedroom Three - Window to front. Fitted carpet. Bespoke built loft style bunk beds with built in shelving, wardrobes and storage units.

Bedroom Four - Window to front. Fitted carpet.

Bedroom Five - Window to front. Fitted carpet. Built in





Total floor area 268.7 m² (2,893 sq.ft.) approx

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.propertybox.io



wardrobe with matching desk.
 Family Bathroom - Window to rear. Karndean LVT flooring and tiled walls. A three-piece suite comprising of large walk-in shower rain head, Bespoke fitted vanity unit with inset sink, mirror and shelving, floating low-rise WC. Two heated towel rails.

Second Floor

Hobby Room/Bar - Windows to both sides. Fitted carpet. Bespoke fitted bar with sink, space for fridge and fitted cupboards. Storage/Ironing cupboard. Fitted bespoke cupboards and shelving. Two eaves' cupboards for further loft Storage. A versatile space, perfect for entertaining. Outside - The property is accessible down a private road off the main street; it is a very desirable and quiet location. The front of the property is paved and offers ample off-road parking in front of the garage. A side gate allows access into the rear garden.

The rear garden is southing facing and is fully enclosed and very private with neighbouring gardens to the rear. There is a raised patio area with a built in BBQ, an ideal spot for entertaining in the warmer summer months. Steps lead down onto the generous lawn area which is decorated with a variety of shrubs. There is an outdoor tap and lighting. A large timber-built workshop sits off to the side and is connected to power and lighting; this space could be further insulated and utilised as another room if needed.

To view this property call Sharman Quinney on:
01354 661166

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