

Newlands Avenue, March

Offers in Excess of £280,000 **Freehold**

Sharman Quinney

Key Features

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- Extended Family Home
- Walking Distance to a range of Local Amenities
- Garage Plus Ample Off-Road Parking
- Multiple Reception Rooms
- Ground Floor Shower Room Plus Upstairs Bathroom

The property welcomes you into a bright and inviting entrance hall, with stairs rising to the first floor and useful storage beneath. Doors lead through to the lounge on the left, with the kitchen/diner positioned straight ahead.
The lounge is a cosy and comfortable space, featuring a large bay window to the front which allows plenty of natural light to fill the room, alongside a feature fireplace. Originally separated from the dining area by double doors, these have been removed by the current owners to create a more open feel, although they have been retained should a future owner wish to reinstate them.
The open-plan kitchen/diner provides a generous and sociable living space, ideal for both everyday family life and entertaining. The kitchen is fitted with a range of modern base and wall units, complemented by a central island and a selection







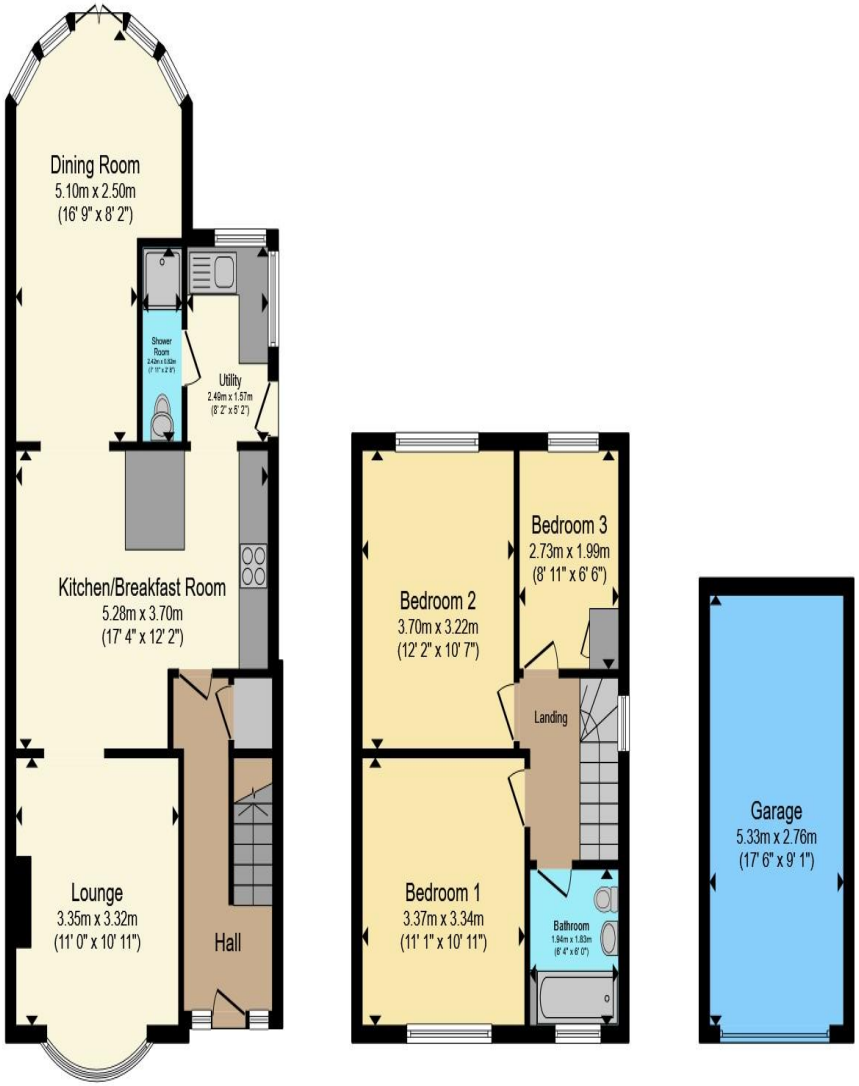
of integrated appliances, including an induction hob, eye-level oven, microwave and fridge/freezer.
Leading off the kitchen is a useful utility room, fitted with additional base and wall units, a stainless-steel sink, plumbing for a washing machine and a wall-mounted combi boiler. A window provides natural light, while a side door offers convenient access to the garden. The utility room also benefits from a ground-floor shower room, fitted with a shower cubicle, toilet and a vanity-style sink.
Continuing through the kitchen/diner, the property opens into the extended garden room, currently used as a home office and additional sitting area. This versatile space benefits from French doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.
To the first floor are three bedrooms, comprising two generous double rooms and a single bedroom, making the property well suited to families or those requiring additional space for guests or working from home. The accommodation is completed by the family bathroom, fitted with a bath and overhead shower, vanity wash basin and low-level WC.
Outside, the front of the property has been paved to provide off-road parking for multiple vehicles, with space for two cars to the front. Double gates to the side provide access through to the garage.
The rear garden is a particularly attractive feature, having been thoughtfully landscaped to





create a private and established outdoor space. Predominantly laid to lawn, the garden is complemented by a variety of flowers and shrubs, with two garden sheds providing useful storage. A patio seating area to the rear offers an ideal spot for relaxing or entertaining during the warmer months.

Agents Notes:Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 111.5 m² (1,200 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

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The Property Ombudsman