



Millfield Close, March  
**Guide Price £400,000 - £425,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Guide Price £400,000 - £425,000
- No Onward Chain
- Owned Solar Panels
- Sought After Area
- Walking Distance to Town Centre

## Entrance Hall

UVPC stable style front door opens into a small porch area with a further door opening into the entrance hall which further leads into all bedrooms, bathroom and living space. Airing cupboard housing hot water tank and storage, loft hatch with loft ladder giving access to part boarded loft space.

**Kitchen Area - 4.43m x 4.26m (15'5" x 13'9")**  
Tiled flooring. A range of modern wall and base units, 1 1/4 sink and drainer unit with mixer tap, integrated induction hob with overhead extractor hood, eye level integrated oven and microwave, integrated fridge, integrated dishwasher (less than one month old), double glazed window to rear and double-glazed door to sunroom. It is open plan through to the lounge/dining area and has an



internal door leading to the utility room.

Utility Room - 2.30m x 1.70m (7'5" x 5'5")  
Fitted storage, tall double storage unit, stainless steel sink, plumbing for washing machine, wall mounted gas fired boiler, extractor fan, double glazed window to rear. Space and vent for tumble drier.

Lounge Area - 26.56m (into bay) x 3.59m (1'5" x 11'7")

Hard flooring, double glazed bay window to front, two double glazed windows to side

Sun Room - 5.53m x 3.33m (18'1" x 10'9")  
Tiled flooring. Bi-fold doors and windows to the rear and side, air conditioning unit, under-floor heating. A door to the side leads out to the side driveway. Insulated roof and sun reflecting blinds.

Bedroom One - 4.43m x 3.63m (15'5" x 11'0")  
Carpet flooring, double glazed window to front, air conditioning unit, door to ensuite

En-suite Shower Room

Tiled flooring, three-piece suite comprising of low level WC, vanity basin unit with storage cupboard and splash back tiles, walk in shower cubicle, wall mounted shower attachment, extractor fan, double glazed frosted window to side

Bedroom Two - 3.83m (into bay) x 2.94m (12'5" (into bay) x 9'6")





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)

Carpet flooring, double glazed bay window to front

Bedroom Three - 6.8m x 3.01m (22'4" x 9'9")  
Carpet flooring, double glazed window to rear, two double glazed windows to side, fitted wardrobes with sliding doors. Air conditioning

#### Bathroom

Four-piece suite comprising of low level WC, vanity basin unit with storage cupboard, panelled bath, walk in shower cubicle with tiled walls, extractor fan, heated towel rail

#### Outside

The front garden comprises of a block paved drive, with a car port leading to the garage measuring 2.8m x 5.5m (9'1" x 18'4") Fitted with an electric door and internal electric and lighting, door leading through to rear garden.

The rear garden is low maintenance with a free draining resin area with further paved patio, all enclosed with fencing and space for plant borders. There is also an outside tap, outdoor lighting and gated access to the front of the property.

To view this property call Sharman Quinney on:  
**01354 661166**

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Contact us to arrange a **FREE**  
home valuation.

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