



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

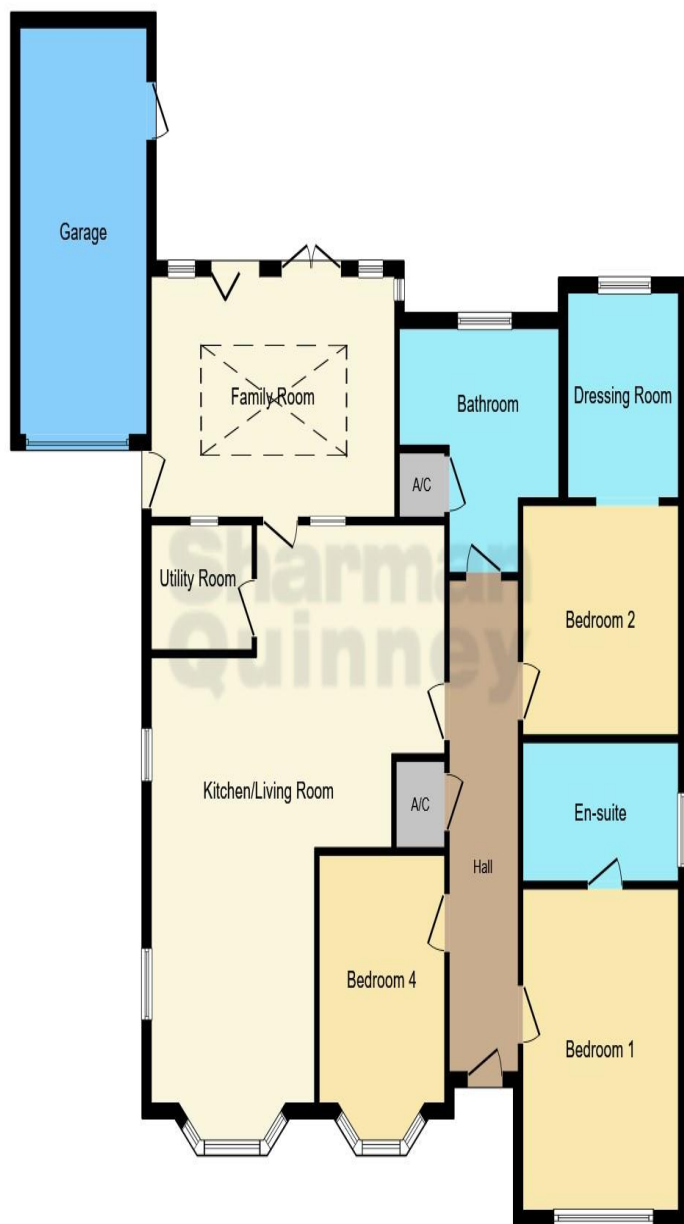
Sun Room - 5.53m x 3.33m (18'1" x 10'9")
Tiled flooring. Bi-fold doors and windows to the rear and side, air conditioning unit, under-floor heating. A door to the side leads out to the side driveway. Insulated roof and sun reflecting blinds.

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")





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.

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

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC205367 - 0004

