



Newlands Avenue, March
£260,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic Family Home
- Open Plan Kitchen/Diner
- Conservatory
- Separate Utility and Downstairs WC
- Generous Rear Garden

Entrance Hall -

Hard flooring, window to side and brand-new composite front door, stairs to first floor with storage under. Access into Kitchen/Diner

Kitchen/Dining Room - 5.93m x 3.81m (19'5" x 12'6")

Tiled flooring, window to side and French doors into Conservatory/Playroom. A range of base and wall units in a modern shaker style, with worktop space over and tiled splashbacks, breakfast bar with integrated oven with electric hob and overhead extractor fan, dishwasher, space for fridge/freezer, open into dining space.

Reception Room - 3.94m x 3.85m (12'11" x 12'8")

Hard flooring, large bay window to front letting in plenty of natural light, feature fireplace, open plan



into Kitchen/Diner

Conservatory - 3.67m x 3.18m (12'0" x 10'5")
Carpet flooring, UPVC and brick construction,
French doors leading out into garden

Utility Room - 2.65m x 2.47m (8'8" x 8'1")
Hard flooring, door and window to side and
access into downstairs WC. Wall and base units
with plumbing for washing machine and tumble
dryer

WC -
Hard flooring, window to rear, low rise WC and
hand wash basin.

Bedroom One - 3.70m x 3.65m (12'2" x 12'0")
Window to front, carpet flooring

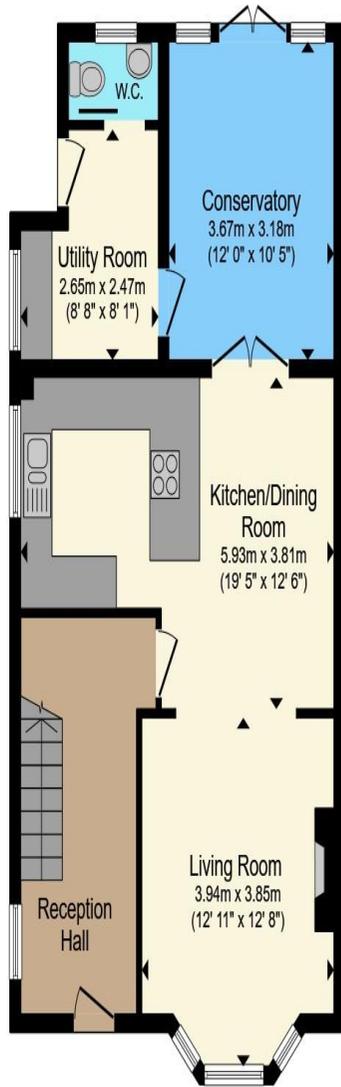
Bedroom Two - 3.70m x 3.57m (12'2" x 11'9")
Window to rear, carpet flooring

Bedroom Three - 2.55m x 2.50m (8'4" x 8'2")
Window to front, carpet flooring

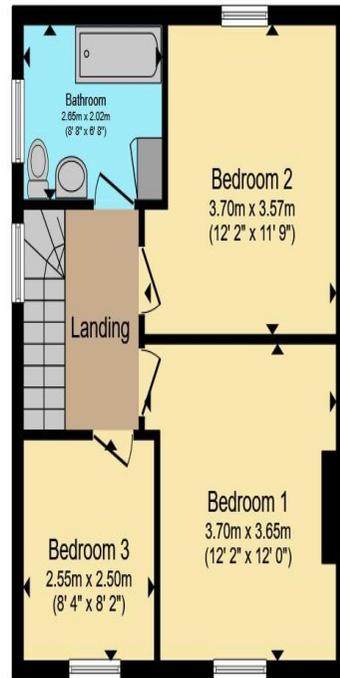
Bathroom - 2.65m x 2.02m (8'8" x 6'8")
Tiled flooring and walls, window to side, airing
cupboard, three-piece suite comprising of L
Shaped panelled bath with shower over, vanity
sink with storage under and low-rise WC.

Outside -
The front of the property is gravelled for low
maintenance, offering ample off-road parking, a
side gate allows access into the rear garden.





Ground Floor



First Floor

Total floor area 110.7 m² (1,191 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 rear garden is mostly laid to lawn with a patio directly off the rear of the property, a stone pathway leads to a further patio at the end of the garden. There is a timber shed with a pergola attached, creating a nice entertaining spot.

To view this property call Sharman Quinney on:
01354 661166

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