



Peyton Avenue, March  
**£300,000** Freehold

**Sharman  
Quinney**

# Key Features



- Extended Family Home
- Beautifully Presented Throughout
- 23ft by 18ft Lounge
- Annex Bedroom
- Walking Distance to Town Centre

## Entrance Hall -

Hard flooring, composite door to front, access into kitchen and stairs to first floor.

## Kitchen - 5.54m x 3.06m (18'2" x 10'0")

Having been recently updated the kitchen offers a light and modern space. Hard flooring, window to rear and French doors leading out into the garden. With a range of base and wall units in a gloss finish and integrated appliances including

## Dining Room - 4.46m x 3.34m (14'8" x 10'11")

Hard flooring, window to front, open into kitchen creating a great space for family dining and entertaining.

## Inner hallway -

Hard flooring, connecting the original house to the



extended living space, access from kitchen into garage, utility room/office, lounge and with a door leading into the rear garden.

Lounge - 7.27m x 6.45m (23'10" x 21'2")  
Carpet flooring, window to side. A generous room with space for all the family and great for entertaining.

Utility Room/Office Space - 3.69m x 1.74m (12'1" x 5'8")  
Hard flooring, window to rear, units with plumbing for washing machine and tumble dryer.

W/C -  
Low rise WC with integrated hand basin. Wall mounted combi boiler.

Garage - 2.58m x 3.78m (8'4" x 12'4")  
Electric roller door with racking storage and hard flooring.

Annex Bedroom - 4.97m x 2.10m (16'4" x 6'11")  
Accessed from garden, carpet flooring, connected

First Floor Landing -  
Carpet flooring, access to all bedrooms, family bathroom, storage cupboard and loft access.

Bedroom One - 3.65m x 3.34m (12'0" x 10'11")  
Carpet flooring, window to front, built in vanity area





**Ground Floor**

**First Floor**

Total floor area 160.6 m<sup>2</sup> (1,728 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](http://www.propertybox.io)

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Bedroom Two - 4.49m x 2.61m (14'9" x 8'7")  
Carpet flooring, window to rear, built in vanity area

Bedroom Three - 2.84m x 2.43m (9'4" x 8'0")  
Carpet flooring, window to front

Bathroom - 1.96m x 1.68m (6'5" x 5'6")  
Recently updated, tiled flooring and walls, walk in shower with rain head, vanity sink and low-rise WC. Window to rear

Outside -  
The front of the property is paved and tarmacked for low maintenance allowing for ample off-road parking and access into the garage. The rear garden is mostly laid to lawn with a patio area and landscaped with sleeper boarders.  
Garden Cabin - 4.9m x 3.1m (16'0" x 10'1")  
Electric and power - could be utilized as an office or entertaining space.

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

# Selling your property?

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

 01354 661166

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