



West End, March
£375,000 Freehold

**Sharman
Quinney**

Key Features



- Picturesque Cottage in a Sought-After Riverside Location
- Numerous Character Features Throughout
- Low Maintenance Gardens
- Walking Distance to Town Centre
- Off Road Parking to Rear

Entrance Hall

Wooden flooring. Cast iron radiator. Stairs leading to first floor.

Living Room - 4.2m x 4.2m (14'0" x 13'10") max
UPVC double glazed sash style window to front.
Marble fire surround with granite hearth and inset Chesneys log burner. Understairs cupboard. Cast iron radiator. Wooden flooring.

Cloakroom

Fired earth high level wc. Vanity wash hand basin.
Wooden flooring. Part tiled walls.

Kitchen / Dining Room - 8.2m x 2.8m (27'0" x 9'5")

Kitchen area fitted with bespoke Harvey Jones solid wood kitchen with oak liners, quartz



worktops, cupboards and drawer units along with matching wall units, double pantry cupboards with lighting, drawers, baskets, open display units, fitted Miele fridge/freezer, five ring hob, twin Miele ovens, Miele dishwasher, butler sink. Windows to side and rear. Door to side. Wooden flooring. Inset spotlights to Dining Area. Radiator.

Utility Room

Worktop surfaces. Plumbing for washing machine. Space to tumble dryer. Wooden flooring. Fitted cupboard. Shelving. Access to loft space with skylight.

Rear Storage Room

Door to rear garden, window into hallway.

First Floor

Dog leg stairs to landing with steel balustrades to L shaped landing. Skylight windows. Cast iron radiator. Door to second floor.

Bedroom One - 4.6m x 4.1m (15'3" x 13'9")

Two double glazed sash windows to front. Double wardrobe. Eaves storage cupboard. Radiator. Wooden flooring.

Bedroom Three - 4.6m x 2.9m (15'4" x 9'8")

Double glazed windows to front and rear. Radiator. Wooden flooring.

Bathroom - 2.2m x 1.2m (7'6" x 4'2")

Fired earth bathroom suite comprising panelled





Total floor area 140.0 m² (1,507 sq.ft.) approx

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bath with telephone style mixer/shower tap above. Wash hand basin with chrome towel rail. Close coupled wc. Heated cast iron radiator with chrome towel rail above. Double glazed window to rear. Wooden flooring.

Second Floor

Stairs from first floor landing leads to

Bedroom Two - 5.4m x 3.3m (18'0" x 10'8") measured into mantel recess

Exposed beams to ceiling. Double wardrobe with hanging rail. Built in cupboards and desk nook. Double glazed sash style window to front. Radiator. Wooden flooring.

Outside

To the front there is a wrought iron fenced frontage with pedestrian gate leading to front gardens, which have been attractively laid to Creative Concrete with inset olive tree.

To the rear of the property there is a fully enclosed courtyard style garden, laid predominately to Creative Concrete for ease of maintenance and having attractive walled and fenced gardens. Outside lighting. Rear storage

To view this property call Sharman Quinney on:
01354 661166

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 01354 661166

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