



West End, March

Guide Price **£475,000 - £500,000** **Freehold**

**Sharman
Quinney**

Key Features



- Unique and Beautifully Presented Property
- Sought After Riverside Location with Private Mooring
- Ideal for Large Families or Multi-Generational Living
- Off Road Parking to Rear
- Walking Distance to Town Centre

Ground Floor

Entrance hall -

Accessed from rear. Tiled flooring, access to all ground floor rooms and stairs to main section of first floor.

Kitchen/Breakfast Room -

Dual aspect windows to front, door to side leading to another external access point. Tiled flooring and stairs to separate section of first floor. The kitchen is fitted with matching base and wall units in a gloss finish with granite worktops, integrated appliances including, fridge/freezer, washing machine, dishwasher, eye level double oven/grill, gas hob with overhead extractor and composite sink. There is also additional storage under the stairs.



Formal Dining Room/Lounge -

Dual aspect windows letting in an abundance of natural light, fitted carpet, feature gas fireplace, original crown moulding and fitted cabinetry including bar - a brilliant space for entertaining.

Lounge/Bedroom Three -

Window to side and patio doors to rear, a large skylight makes this room lovely and bright. Fitted carpet. Access into private ensuite shower room.

Ensuite -

Window to side/rear. Tiled flooring and walls. Three-piece suite comprising of walk-in shower, vanity sink with storage drawers, low rise WC and heated towel rail.

Study/Bedroom Five -

Window to rear, hard flooring, built in cupboard.

Shower Room -

Window to rear, tiled flooring and walls. A three-piece suite comprising of corner shower unit, pedestal sink and low-rise WC. Heated towel rail.

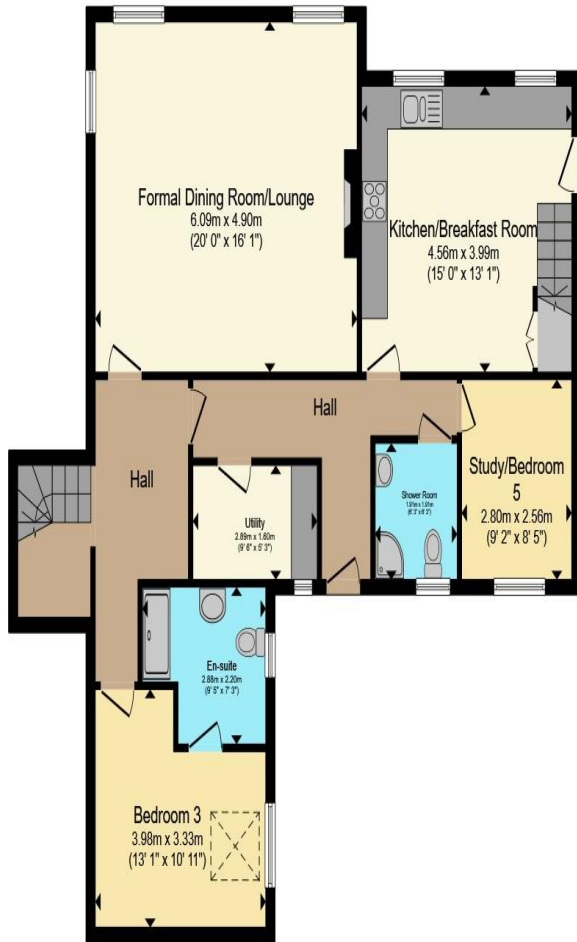
Utility Room -

Window to rear, hard flooring, units housing condenser tumble dryer and wine cooler. Space for American Fridge/Freezer.

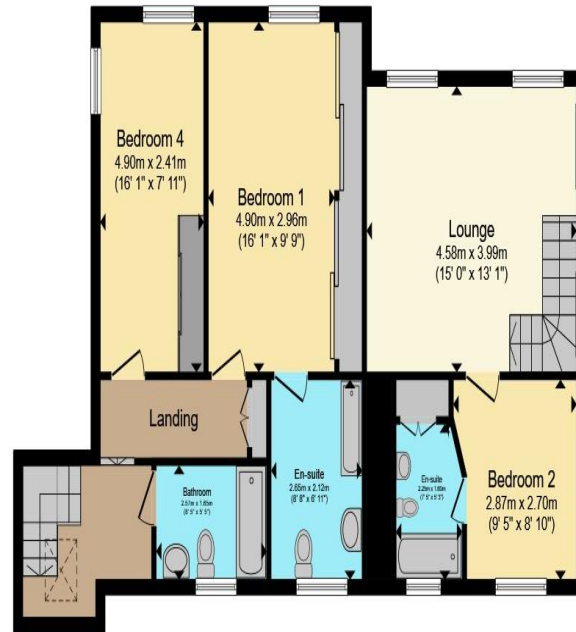
First Floor

The first floor is split into separate sections, making it perfect for multi-generational living or





Ground Floor



First Floor

Total floor area 190.7 m² (2,052 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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guest accommodation.

Lounge -
Accessed from stairs in Kitchen. Dual aspect windows to front and side allowing views of the mooring garden and river beyond. Fitted carpet and access into Bedroom Two.

Bedroom Two -
Window to rear, fitted carpet and access into ensuite bathroom.

Ensuite -
Window to rear. Tiled flooring and walls. Three-piece suite comprising of panelled curved p shaped bath with overhead shower and glass screen, pedestal sink and low-rise WC. Large built in storage cupboard.

Landing -
Stairs leading up from main hallway, fitted carpet and skylight, allowing in plenty of natural light, access into bathroom and step up into hallway leading to bedrooms, storage cupboard.

Bathroom -
Window to rear. Tiled flooring and walls. Three-

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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