

Christmas Cottage Norwood Road, March

£550,000 **Freehold**

Sharman Quinney

Key Features

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- Offered with No Onward Chain
- Beautifully Renovated and Extended Family Home
- Generous and Private Garden
- Walking Distance to Train Station, Local Schools and Town Centre
- Off-Road Parking Plus Outbuilding

Upon entering, you are welcomed into a bright entrance hall, finished with luxury herringbone vinyl flooring which continues throughout the majority of the ground floor. To the left is a dedicated study, providing the perfect space for those working from home, while to the right is a versatile second reception room which could be utilised as a playroom, snug or even a fifth bedroom if required.
Continuing through the hallway is a generous WC, fitted with a vanity unit, close-coupled WC and heated towel rail. The hallway then opens into the impressive main lounge, featuring an exposed brick entrance and attractive focal fireplace. The fireplace has intentionally been left ready for the new owners to install a log burner of their choice. French doors open directly onto the rear patio, creating a wonderful connection between the living space and garden.







The heart of the home is undoubtedly the fantastic open-plan kitchen/diner. This spacious room is ideal for both everyday family life and entertaining. Impressive triple bi-fold doors open directly onto the garden, while original double doors provide access to the side garden and a further side door incorporates a cat flap.
The brand-new kitchen is fitted with stylish shaker-style units with a large central island providing an excellent focal point, additional preparation space and a sociable area for family and guests to gather. A range of integrated appliances, including an induction hob with extractor, eye-level double oven and dishwasher. There is also space for an American-style fridge/freezer, along with solid wood shelving providing additional storage. The kitchen benefits from access to a separate utility room, fitted with matching units, space and plumbing for a washing machine and tumble dryer, a sink and a wall-mounted boiler.
From the kitchen/diner, stairs rise to the first floor where there are four well-proportioned double bedrooms. The principal bedroom benefits from its own modern ensuite, finished with stylish brushed brass fittings. The ensuite comprises a large walk-in shower with rain head, vanity basin with marble-effect top, close-coupled WC and heated towel rail. There is also a useful airing cupboard housing the water heating system.

The family bathroom is equally well appointed,







Total floor area 189.5 m² (2,040 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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featuring a three-piece suite comprising an L-shaped bath with overhead rain head shower, vanity basin with marble-effect top and WC. Brushed brass fittings and a heated towel rail complete the contemporary finish.

Outside, the property is approached via a newly laid porcelain pathway leading to the front entrance, with gated side access. There is private off-road parking to the rear, in addition to ample on-street parking available to the front.
The rear garden is a particularly impressive feature, offering a generous amount of private outdoor space. A newly laid porcelain patio provides an excellent area for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to lawn. The garden also benefits from several established fruit trees, including two apple trees and a pear tree. To the rear is an outbuilding, currently providing useful additional storage but offering excellent potential for conversion into a home office, studio, gym or other versatile space, subject to any necessary permissions.

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Property Ombudsman