



Gaul Road, March
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Fantastic Family Home
- Multiple Reception Rooms
- Walking Distance to Town Centre
- Easy Access for the A141 and A47

Entrance Hall

Hard flooring, access into study, lounge, WC and kitchen/diner, stairs to first floor

Downstairs W/C - 0.8m x 1.6m (2'6" x 5'2")

Hard flooring, low level WC and pedestal sink, radiator

Study - 4.1m x 2.8m (13' 9" x 9' 3")

Hard flooring, window to front

Lounge - 5.0m x 3.5m (16' 8" x 11' 6")

Carpet flooring, window to front

Kitchen/Dining Room - 8.4m x 5.1m (27' 8" x 17')
Tiled flooring, window to rear, patio doors into garden, a range of base and wall units in a modern shaker style, including portable island with storage and seating, integrated eye level double



oven, gas hob with overhead stainless-steel extractor fan, fridge/freezer, dishwasher and stainless-steel sink

Utility - 2.7m x 1.7m (8' 11" x 5' 8")

Tiled flooring, accessed from kitchen and doorway into games room. A range of base units, space for washing machine and tumble dryer

Games/Pool Room - 5.6m x 3.4m (18' 6" x 11' 2")

The double garage has been thoughtfully part-converted into a fantastic games room with space for a pool table. The space could be easily converted back if needed as its separated by a stud wall. Hard flooring, door into garden and garage/storage room.

Garage/Storage - 1.7m x 5.7m (5'5" x 18'7")

Two electric roller doors, racking eaves storage

First Floor

Bedroom One - 3.8m x 3.6m (12' 8" x 11' 10")

Carpet flooring, window to rear, built in wardrobes, access to ensuite

En Suite - 1.1m x 2.2m (3'6" x 7'2")

Hard flooring, window to rear, three piece suite comprising of low rise WC, pedestal sink, double walk in shower

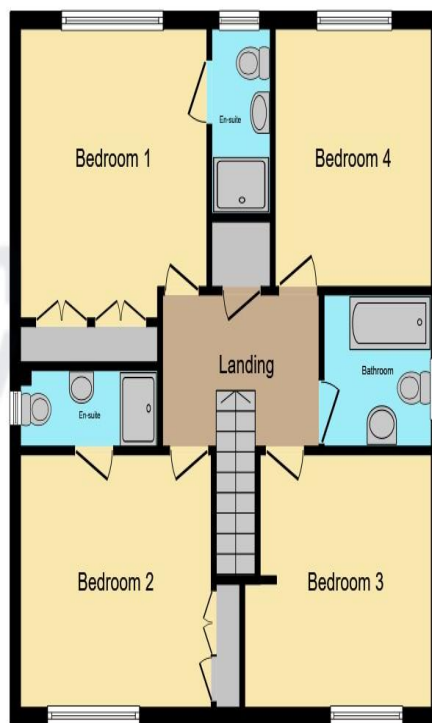
Bedroom Two - 3.7m x 3.1m (12' 5" x 10' 3")

Carpet flooring, window to front, built in





Ground Floor



First Floor

wardrobes, access to ensuite

En Suite - 0.8m x 2.7m (2'6" x 8'8")

Hard flooring, window to side, three piece suite comprising of low rise WC, pedestal sink, walk in shower

Bedroom Three - 3.5m plus recess x 3.1m (11' 6" plus recess x 10' 4")

Carpet flooring, window to front

Bedroom Four - 3.2m x 3.0m (10' 6" x 10' 1")

Carpet flooring, window to rear

Bathroom - 2.1m x 2m (6'8" x 6'5")

Hard flooring, window to side, three piece suite comprising of low rise WC, pedestal sink, panelled bath with overhead shower

Outside

The front garden is gravelled with a stone path leading to the front door, a block paved driveway to the side in front of the garage provides off road parking, a side gate allows access into the rear garden.

The private and fully enclosed rear garden is mostly laid to lawn with a good size patio, a

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