



Lavender Close, March
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Beautifully Presented Family Home
- Generous Amount of Off Road Parking
- Walking Distance to Train Station and Town Centre
- Open Plan Kitchen/Diner
- En Suite to Master Bedroom

Upon entering, the welcoming hallway provides access to all ground floor rooms, with stairs rising to the first floor. To the right is the generously sized lounge, featuring dual aspect windows to the front and side, creating a bright and comfortable living space.

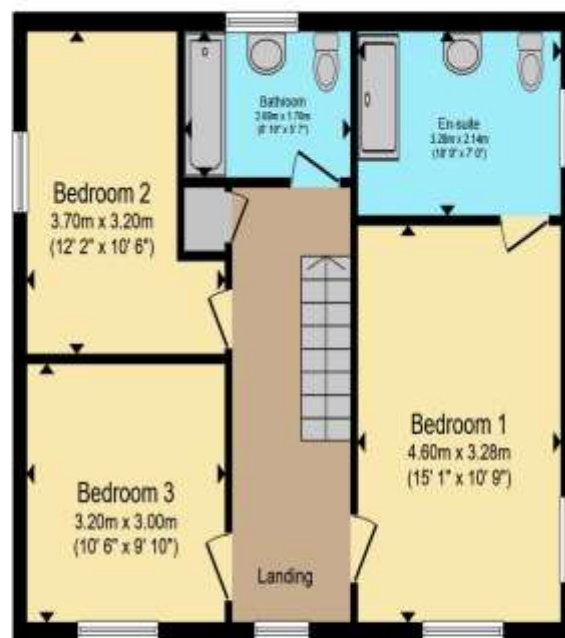
Back in the hallway is a convenient WC, while to the left is the impressive open-plan kitchen and dining area. The kitchen benefits from windows to both the front and rear, as well as French doors opening directly onto the garden. It is fitted with a range of modern units and integrated appliances, including an induction hob, eye-level double oven and dishwasher, with additional space for an American-style fridge/freezer.

The kitchen also provides access to a separate utility room, which has a further sink, space and plumbing for a washing machine and tumble dryer, along with the wall-mounted boiler.





Ground Floor



First Floor

Total floor area 117.7 m² (1,267 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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Upstairs, there are three generously proportioned double bedrooms. The principal bedroom benefits from a large private en-suite, complete with an oversized walk-in shower, twin vanity sinks and WC. The remaining bedrooms are served by the stylish family bathroom, which features a panelled bath with overhead shower, vanity sink and WC.

Outside, the front garden has been gravelled for low-maintenance living and is enclosed from the public footpath by an attractive picket fence. A stone pathway leads to the front door, with a number of mature trees adding to the established feel.

The property benefits from official parking for two vehicles to the rear, while the front also provides additional parking for several vehicles. The rear garden is fully enclosed and particularly private. The current owners have gravelled the garden to create a low-maintenance outdoor space, although it could easily be converted back to lawn if preferred. There is also a patio area and gates providing access to both the front and rear.

Agents Note

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.

To view this property call Sharman Quinney on:
01354 661166

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