



Westwood Avenue, March
£340,000 **Freehold**

**Sharman
Quinney**

Key Features



- Generous Rear Garden
- Sought After Location
- Walking Distance to Local Schools and Amenities
- Off Road Parking Plus Oversized Garage
- Ground Floor Cloakroom Plus First Floor Family Bathroom

Ground Floor
Entrance Hall

Solid wood door with side return windows. Hard flooring. Stairs to first floor with storage under. Access to Lounge/Bedroom Four, Kitchen and Dining/Family Room.

Lounge/Bedroom Four

Large bay window to front. Hard flooring.

Family/Dining Room

Window to side and sliding doors to rear opening into conservatory. Hard flooring. Feature stone fireplace.

Kitchen

Window and door to side and window and door to rear opening into conservatory. Hard flooring. A



range of base and wall units with tiled splash backs. Breakfast bar. Stainless steel sink, space for gas range with overhead extractor fan, undercounter fridge and washing machine.

Conservatory

UPVC construction. Hard flooring. Two sets of sliding doors plus side door out to garden. Access to WC.

WC

Frosted window to rear. Low rise toilet and wall mounted sink.

First Floor

Bedroom One

Window to rear overlooking rear garden. Hard flooring. wall mounted air con unit.

Bedroom Two

Window to front. Hard flooring. wall mounted air con unit.

Bedroom Three

Window to front. Hard flooring.

Bathroom

Frosted window to rear. Hard flooring and panelled walls. Recently refitted four piece suite, panelled bath, corner shower cubicle, vanity sink with storage and Bluetooth mirror above, low rise toilet. Heated towel rail.





Ground Floor

First Floor

Total floor area 155.0 m² (1,669 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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Outside.

The front of the property is walled off from the public path and there is paved driveway offering off road parking in front of the garage. To the side there is access to the boiler room. The garage is taller than average with double doors to the front and single door to the rear with light and power.

The rear garden is fully enclosed and a very generous size. Mostly laid to lawn and landscaped with various trees and shrubs, pond and timber shed. There is also a patio area to the rear of the property, perfect for outdoor entertaining.

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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