



Shaftesbury Avenue, March
£450,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic Family Home
- Walking Distance to Town Centre and Train Station
- Four Double Bedrooms
- En Suite to Master Bedroom
- 30ft L-shaped Open Plan Kitchen/Diner

Upon entering, you are welcomed into a large and inviting entrance hall, providing access to all of the principal ground floor rooms, with useful under-stairs storage and a ground floor cloakroom.

To the left, double doors open into the generous lounge, which enjoys a large bay window overlooking the front of the property and a modern media wall providing an attractive focal point.

To the opposite side of the hallway is the impressive L-shaped open plan kitchen/diner. The kitchen is fitted with a generous range of modern shaker-style wall and base units, complemented by a large island with seating, creating the perfect space for more informal dining. Integrated appliances include an eye-level double oven,



electric hob and dishwasher, with a dedicated bin store and pantry providing excellent additional storage. There is ample space for a large eight-seater dining table, while French doors open directly onto the rear garden.

The kitchen also flows through to a further sitting room, offering a lovely additional reception space. Bi-fold doors open onto the garden and a modern log burner provides a cosy focal point.

Completing the ground floor is the separate utility room, fitted with further base units and providing space and plumbing for both a washing machine and tumble dryer. A stable side door leads out into the garden.

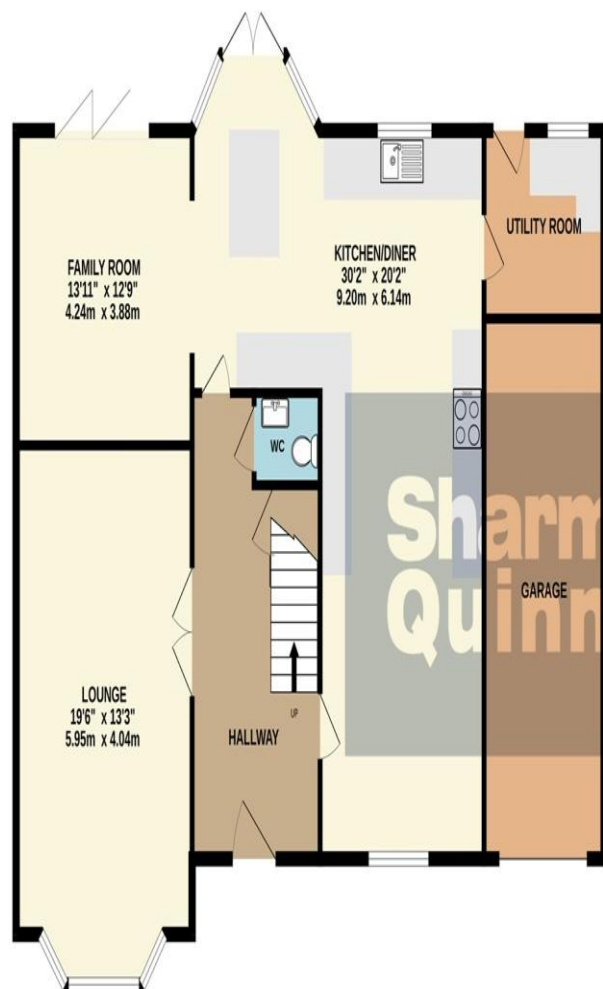
To the first floor, the gallery landing provides access to four generous double bedrooms and the family bathroom. Bedroom one is particularly impressive in size and benefits from a large bank of built-in wardrobes, providing excellent storage, alongside a private ensuite shower room.

Outside, the front of the property offers fantastic kerb appeal, having been thoughtfully landscaped with a combination of lawn, established shrubs and a selection of smaller trees. A paved driveway provides parking for up to four vehicles and leads to the integral garage.

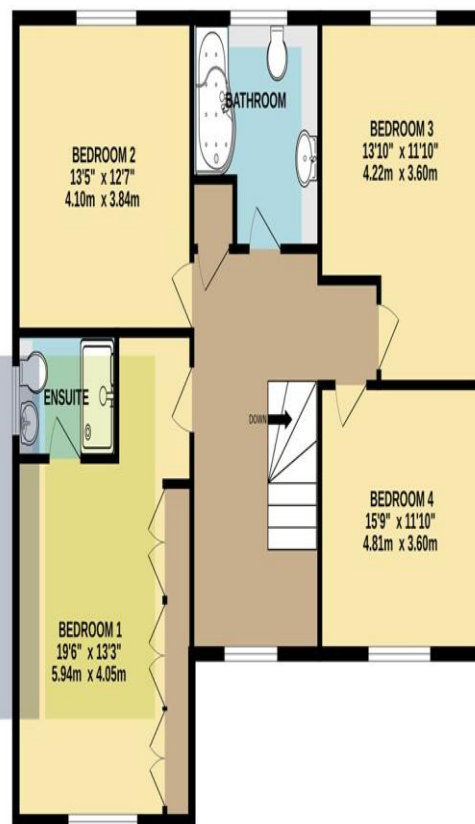
The rear garden has been equally well considered and landscaped, being predominantly laid to lawn



GROUND FLOOR



1ST FLOOR



with a variety of trees, shrubs and colourful planting. A paved patio leads to a fantastic garden room, which would make an ideal home office, with power and lighting already installed.

To the opposite side of the garden is an eight-seater hot tub, positioned beneath a covered pergola, creating a lovely space for relaxing and entertaining. A gate to the rear provides access to a further strip of garden, currently utilised by the vendors for storage and additional planting.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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