



Peyton Avenue, March
£290,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Family Home
- Beautifully Presented Throughout
- 23ft by 18ft Lounge
- Annex Bedroom
- Walking Distance to Town Centre

Entrance Hall -

Hard flooring, composite door to front, access into kitchen and stairs to first floor.

Kitchen - 5.54m x 3.06m (18'2" x 10'0")

Having been recently updated the kitchen offers a light and modern space. Hard flooring, window to rear and French doors leading out into the garden. With a range of base and wall units in a gloss finish and integrated appliances including

Dining Room - 4.46m x 3.34m (14'8" x 10'11")

Hard flooring, window to front, open into kitchen creating a great space for family dining and entertaining.

Inner hallway -

Hard flooring, connecting the original house to the



extended living space, access from kitchen into garage, utility room/office, lounge and with a door leading into the rear garden.

Lounge - 7.27m x 6.45m (23'10" x 21'2")
Carpet flooring, window to side. A generous room with space for all the family and great for entertaining.

Utility Room/Office Space - 3.69m x 1.74m (12'1" x 5'8")
Hard flooring, window to rear, units with plumbing for washing machine and tumble dryer.

W/C -
Low rise WC with integrated hand basin. Wall
mounted combi boiler.

Garage - 2.58m x 3.78m (8'4" x 12'4")
Electric roller door with racking storage and hard flooring.

Annex Bedroom - 4.97m x 2.10m (16'4" x 6'11")
Accessed from garden, carpet flooring, connected

First Floor Landing -
Carpet flooring, access to all bedrooms, family
bathroom, storage cupboard and loft access.

Bedroom One - 3.65m x 3.34m (12'0" x 10'11")
Carpet flooring, window to front, built in vanity area





Ground Floor

First Floor

Total floor area 160.6 m² (1,728 sq.ft.) approx

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Bedroom Two - 4.49m x 2.61m (14'9" x 8'7")
Carpet flooring, window to rear, built in vanity area

Bedroom Three - 2.84m x 2.43m (9'4" x 8'0")
Carpet flooring, window to front

Bathroom - 1.96m x 1.68m (6'5" x 5'6")
Recently updated, tiled flooring and walls, walk in shower with rain head, vanity sink and low-rise WC. Window to rear

Outside -

The front of the property is paved and tarmacked for low maintenance allowing for ample off-road parking and access into the garage. The rear garden is mostly laid to lawn with a patio area and landscaped with sleeper boarders.

Garden Cabin - 4.9m x 3.1m (16'0" x 10'1")
Electric and power - could be utilized as an office or entertaining space.

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

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