



Beech Grove, MARCH
£270,000 Freehold

**Sharman
Quinney**

Key Features



- Well Presented Throughout
- Generous Corner Plot
- Off Road Parking with Further Potential
- Walking Distance to Local Amenities
- Quiet Cul-De-Sac Location

The accommodation begins with a generous entrance hallway, providing access to all of the internal rooms and giving the property a spacious feel as soon as you enter.

To the front of the bungalow is the lounge, which benefits from a large window allowing plenty of natural light into the room. A focal point log burner creates a cosy and welcoming feature.

At the rear of the property is the kitchen/diner, enjoying a lovely outlook over the rear garden through a large window. A stable-style door provides convenient access to the side of the property and garden. The kitchen is fitted with a range of wall and base units, complemented by a porcelain sink, with space and plumbing for a washing machine and tumble dryer, as well as



space for a fridge/freezer and freestanding oven. There is also ample room for a four-seater dining table, creating a practical space for both everyday dining and entertaining.

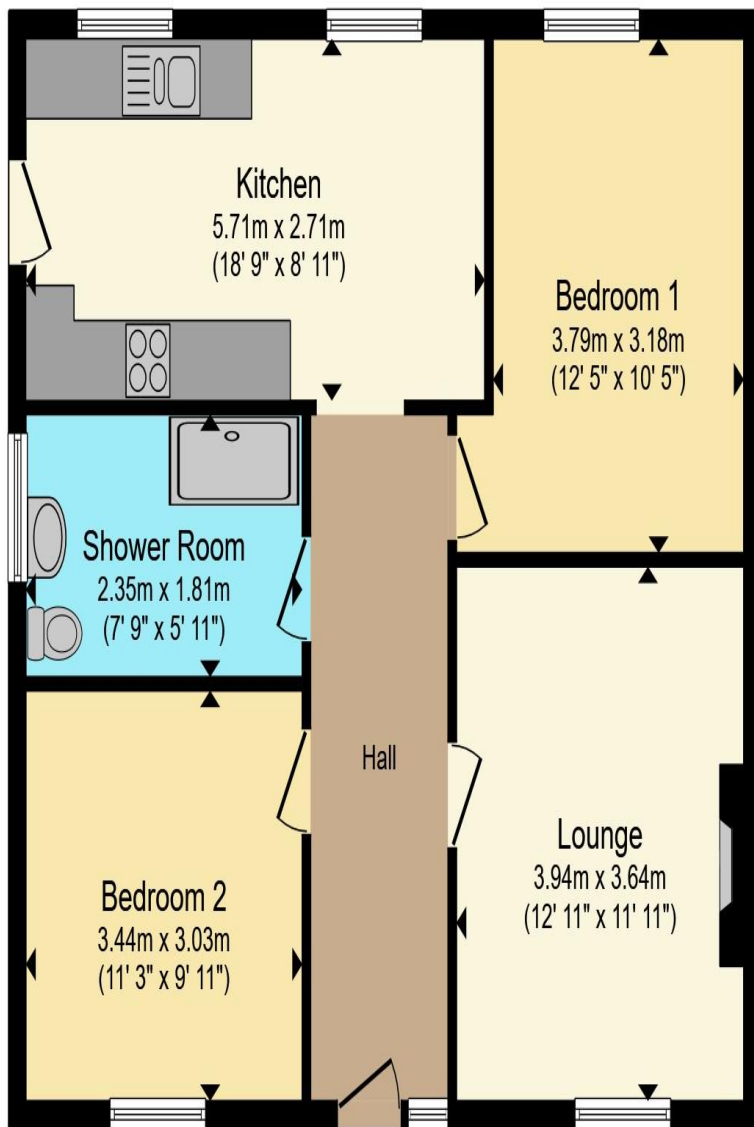
The hallway provides access to two well-proportioned double bedrooms. Bedroom two is positioned at the front of the property, whilst the principal bedroom is situated at the rear and enjoys views over the garden. The modern shower room has been refitted and is fully tiled, comprising a vanity wash hand basin with useful storage, close-coupled WC, large walk-in shower and heated towel rail.

Outside, the front of the property is paved, providing off-road parking for two vehicles, with a single gated entrance giving access to the rear garden.

The rear garden is a particular feature of the property, offering a fantastic amount of outdoor space and a high degree of privacy, with no neighbouring properties directly overlooking it. The garden is predominantly laid to lawn, with a large paved area providing a useful additional seating or entertaining space.

The generous plot also offers exciting potential for further parking. Subject to the relevant permissions and consents, double gates could potentially be installed from the front driveway to provide vehicular access into the garden, creating





Total floor area 71.0 m² (764 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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the opportunity for additional parking, including space for a caravan. There is also ample room within the garden for a garage to be constructed, again subject to planning permission.

All measurements are listed on the floor plan.

Agents Notes: 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:
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