



Magnolia Close, March  
**£425,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Incredibly Sought After Location
- Walking Distance to Town Centre
- Beautifully Presented Throughout
- Open Plan Living
- Ample Off-Road Parking for Several Vehicles

Upon entering, you are welcomed into a bright entrance hall, which leads through to the impressive open-plan kitchen, living and dining space. The kitchen is exceptionally well equipped with a range of integrated appliances, including a gas range hob, eye-level double oven, fridge/freezer, dishwasher and washer/dryer. The combi boiler is cleverly concealed within one of the kitchen cabinets, while a central island provides additional storage and creates a natural focal point.

The lounge and dining area is a generous and sociable space, with French doors opening directly onto the rear garden. A further set of doors provides access into the conservatory, creating additional living space and a lovely connection with the garden.



There are two spacious double bedrooms, both benefiting from fitted wardrobes. The principal bedroom has the added luxury of a private ensuite shower room, while the second bedroom is served by the modern main bathroom. Underfloor heating runs throughout the property, with the bathrooms benefiting from underfloor heating and also heated towel rails.

The property was originally designed as a three-bedroom, however the current owners chose to create a larger living area by incorporating the third bedroom into the open-plan space. This could be converted easily to provide a third bedroom if required, offering excellent flexibility for future owners.

Outside, the property continues to impress. The paved driveway provides a generous amount of off-road parking, with ample space for several vehicles or even a caravan. There is also a detached single garage, complete with electric door and both power and lighting connected.

The fully enclosed rear garden is particularly private, with no overlooking properties and gated access on both sides, creating a peaceful outdoor space to enjoy. The garden has been thoughtfully landscaped with lawn, established borders and a generous patio area, making it ideal for entertaining, relaxing or enjoying outdoor dining.



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**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207382 - 0002

