



**NEXT LEVEL  
PROPERTY**

AGENTS THAT CARE



**1 The Green, March**  
March



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**£375,000**

# 1 The Green

March, March

A FANTASTIC modern DETACHED FOUR BEDROOM home located in a pleasant position WITHIN MINUTES OF THE TOWN CENTRE. In IMMACULATE CONDITION, this family sized home has LOTS OF SPACE, LOVELY GARDENS, a DOUBLE GARAGE, loads of extras and is being sold with the benefit of NO UPWARD CHAIN! Council Tax band: E

Tenure: Freehold

- FOUR BEDROOMS – EN-SUITE TO MASTER
- LOUNGE, DINING ROOM AND STUDY
- KITCHEN, UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- AIR CONDITIONING TO BEDROOM 1
- FULL CCTV SYSTEM FOR PEACE OF MIND
- ATTRACTIVE CUL DE SAC LOCATION OVERLOOKING A TREE LINED GREEN
- DOUBLE GARAGE
- ENCLOSED SAFE AND EASY TO MAINTAIN REAR GARDEN
- GAS CENTRAL HEATING AND MAINS DRAINAGE
- NO UPWARD CHAIN



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### Entrance Porch

Front entrance door leads to an entrance porch that is ideal for shoes and coats and has a further door to the reception hall.

### Hallway

17' 0" x 6' 4" (5.18m x 1.93m)

A large welcoming entrance hall that has a staircase to the first floor and doors leading off to the Lounge, Dining Room, Study, Kitchen and Ground Floor Cloakroom.

### Lounge

17' 11" x 11' 5" (5.46m x 3.48m)

Glazed double doors lead in from either the Hallway or the Dining Room and the Lounge has a relaxing feel with a superb feature inset remote operated flame effect fire with LED colour changing lighting and a matching marble effect hearth with LED underlights, a fantastic feature that really sets the room off.

### Dining Room

11' 5" x 9' 5" (3.48m x 2.87m)

Accessed from either the Hall or the Lounge and close to the kitchen, this lovely Dining Room has uPVC double glazed sliding doors that open to the garden.

### Kitchen

11' 7" x 9' 3" (3.53m x 2.82m)

A fully fitted and well equipped kitchen that has a full range of base, drawer and wall mounted units plus a built in oven, hob and extractor hood. There is a dishwasher and refrigerator that are included in the sale, tiled splashbacks and a tiled floor. A door leads to the Utility Room and a uPVC double glazed window overlooks the rear garden.



### Utility Room

9' 3" x 4' 9" (2.82m x 1.45m)

A useful utility room with a range of base and wall units, a worksurface with inset sink, a washing machine and tumble dryer that are included in the sale, a door to the rear entrance and a door to the garage.

### **Study**

6' 3" x 6' 4" (1.91m x 1.93m)

Perfect for working from home, the study has space for office furniture and a uPVC double glazed window to the rear.

### **First Floor Landing**

A spacious landing with a uPVC double glazed window to the front and doors leading off to all bedrooms and the bathroom.

### **Bedroom 1**

11' 8" x 11' 6" (3.56m x 3.51m)

A double bedroom with a full range of built in wardrobes, fitted air conditioning, a uPVC double glazed window to the rear and a door to the en-suite shower room.

### **En-suite Shower Room**

A compact but fully equipped en-suite with a hand basin, low level wc, separate shower cubicle and a heated towel rail. There are tiled splashbacks and a uPVC double glazed window to the rear.

### **Bedroom 2**

11' 6" x 9' 9" (3.51m x 2.97m)

An attractive double bedroom with a uPVC double glazed window to the front overlooking the green

### **Bedroom 3**

10' 8" x 8' 4" (3.25m x 2.54m)

A double bedroom with a uPVC double glazed window overlooking the rear garden

### **Bedroom 4**

8' 4" x 8' 2" (2.54m x 2.49m)

A large single bedroom with a uPVC double glazed window to the front overlooking the green.

### **Bathroom**

8' 4" x 6' 4" (2.54m x 1.93m)

A white bathroom suite including a bath, wc and hand basin, fully tiled walls and a uPVC double glazed window to the side.



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## Garage

### Double Garage

There are two garages, each with an up and over door separated by a small internal wall with a walkway enabling access to both from the utility room. There is power and light to both garages.

### Front Garden

A low maintenance front garden that has a variety of bushes set within and a block paved driveway which is wide enough to park three vehicles side by side and there is access to each of the garages.

### Rear Garden

A private and enclosed rear garden that has a variety of bushes and trees set to decorative borders, an extensive paved patio and areas set with granite chippings for low maintenance. The garden is fully enclosed and pet and child safe. \*please note the large kennel shown in the photo will not be part of the sale however the smaller kennel at the rear is available by separate negotiation if required\*

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**Ground Floor**



**First Floor**





## Next Level Property

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