

£450,000

Station Road, Manea, Cambridgeshire PE15 0HE



To arrange a viewing call us now on 01354 694900

Unique and individual, this stunning four bedroom detached family home is set on a good size plot with ample off-road parking and double garage.

This is a very sociable house which offers all the space and versatility a growing family requires.

The accommodation comprises spacious living room, modern kitchen connecting with open plan dining room, large utility room plus extensive open plan family and garden room. The fourth bedroom is also located on the ground floor together with an additional shower room. The other three bedrooms are located on the first floor together with the family bathroom and an en-suite to the master bedroom.

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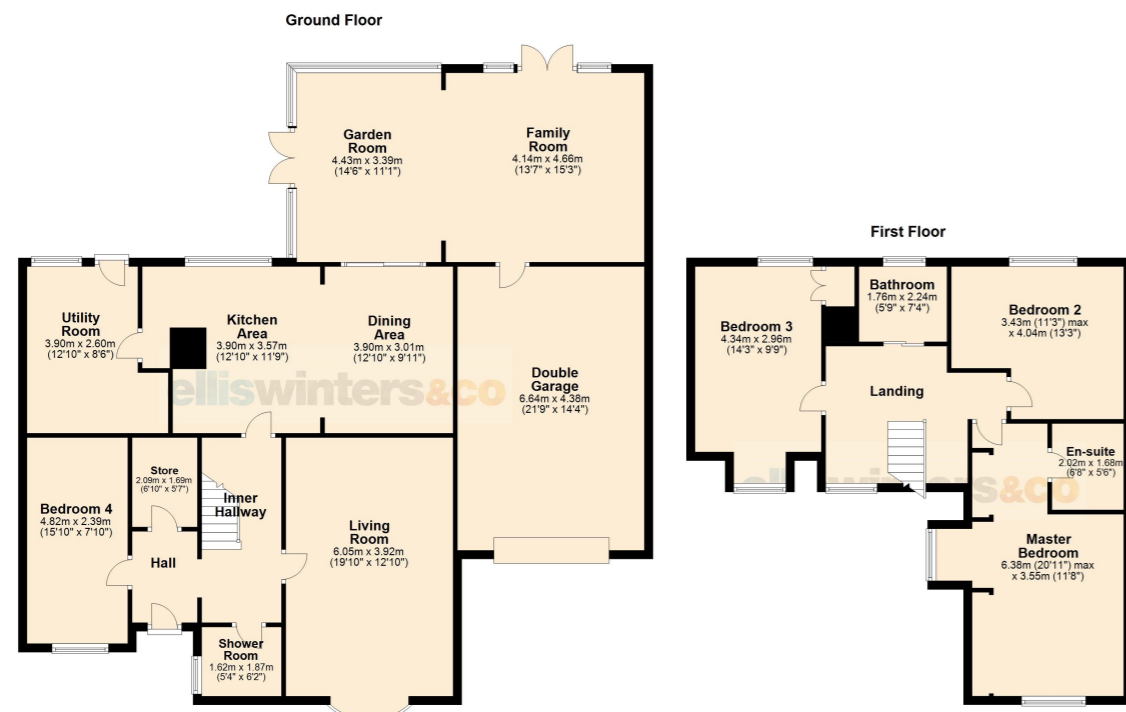
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GROUND FLOOR

HALL

Large walk-in storage cupboard.

LIVING ROOM

6.05m (19'10") x 3.92m (12'10")
Feature fireplace with marble hearth and wooden surround housing electric fire.

INNER HALLWAY

Stairs rising to first floor.

KITCHEN AREA

3.90m (12'10") x 3.57m (11'9")
Fitted with a modern range of wall and base units housing eye level double electric oven, electric hob with extractor hood over, integrated dishwasher and wine cooler, space for fridge/freezer, open plan to dining room.

DINING AREA

3.90m (12'10") x 3.01m (9'11")
Sliding door into garden room.

UTILITY ROOM

3.90m (12'10") x 2.60m (8'6")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, wall mounted oil fired boiler.

SHOWER ROOM

Fitted with a fully tiled shower cubicle which has mains shower, hand wash basin set within vanity unit and low level WC. Window to side.

BEDROOM 4

4.82m (15'10") x 2.39m (7'10")
Window to front.

GARDEN ROOM

3.39 (11'1") x 4.43 (14'6")
Double doors out to garden, open plan to family room.

FAMILY ROOM

4.66m (15'3") x 4.14m (13'7")
Fabulous entertaining room with bar area and double doors leading out to the rear garden.

FIRST FLOOR

MASTER BEDROOM

6.38m (20'11") max. x 3.55m (11'8")
Fitted open front wardrobes, feature exposed beams to ceiling, feature wood panelling.

EN-SUITE

Fitted with a freestanding bath which has mixer tap and shower head over, low level WC and hand wash basin. Stunning vaulted ceiling with some exposed woodwork.

BEDROOM 2

4.04m (13'3") x 3.43m (11'3") max.
Built in wardrobes.

BEDROOM 3

4.34m (14'3") x 2.96m (9'9")
Fitted wardrobes.

BATHROOM

2.24m (7'4") x 1.76m (5'9")
Fitted with a double shower cubicle with rainwater shower head, low level WC and hand wash basin.

OUTSIDE

The front garden is open plan and laid to gravel providing ample off road parking.

The double garage 6.64m (21'9") x 4.38 (14'4") has standard up and over door, power and light.

To the rear, the garden is laid mainly to lawn with patio area, feature shrubs and plants. The bottom end of the garden would be ideal as an allotment or an enclosed play area.

SERVICES

Mains electricity, water and drainage. The property has oil fired central heating.

TENURE

Freehold

VIEWINGS

By arrangement with elliswinters&co

Fenland District Council Tax band - D

Energy rating - D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.