

£400,000

Westfield Road, Manea, Cambridgeshire PE15 0LN



To arrange a viewing call us now on 01354 694900

This fabulous four bedroom DETACHED family home is set within the ever POPULAR VILLAGE of Manea with its train links and amazing community spirit.

The accommodation comprises separate living and dining rooms, office, spacious kitchen/diner with utility in support plus the convenience of a ground floor cloakroom. Upstairs there are four double bedrooms, en-suite to master plus the family bathroom.

To the rear is a DOUBLE GARAGE with off road parking in front.

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GROUND FLOOR

HALL

Stairs rising to first floor.

WC

1.83m (6') x 1.00m (3'3")
Fitted with a low level WC and hand wash basin.

LIVING ROOM

5.65m (18'6") x 4.05m (13'3")
Two windows to side, double doors leading out to rear garden.

DINING ROOM

4.05m (13'3") x 3.41m (11'2")
Windows to both front and side.

OFFICE

3.41m (11'2") x 2.98m (9'9")
Window to front.

KITCHEN/BREAKFAST ROOM

5.22m (17'2") x 3.62m (11'11")
Fitted with a matching range of wall and base units housing range style cooker, space for fridge/freezer, integrated dishwasher, window to rear, double doors leading out to garden.

UTILITY

3.41m (11'2") x 2.36m (7'9")
Plumbing for washing machine and space for tumble drier.

BEDROOM 4

3.83m (12'7") x 2.99m (9'10")
Window to rear.

BATHROOM

3.41m (11'2") max. x 2.11m (6'11")
Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin.
Window to side.

OUTSIDE

The front garden is enclosed a low level wall. The double garage is located to the rear of the property and has driveway in front for off road parking. It has the benefit of power and light and potential for additional loft space if required.

The rear garden is laid to lawn with pear tree and patio area.

TENURE

Freehold

Fenland District Council Tax band - E

Energy rating - C

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.

FIRST FLOOR

MASTER BEDROOM

4.42m (14'6") x 3.83m (12'7")
Window to rear, fitted wardrobes.

EN-SUITE

2.53m (8'3") x 1.32m (4'4")
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to rear.

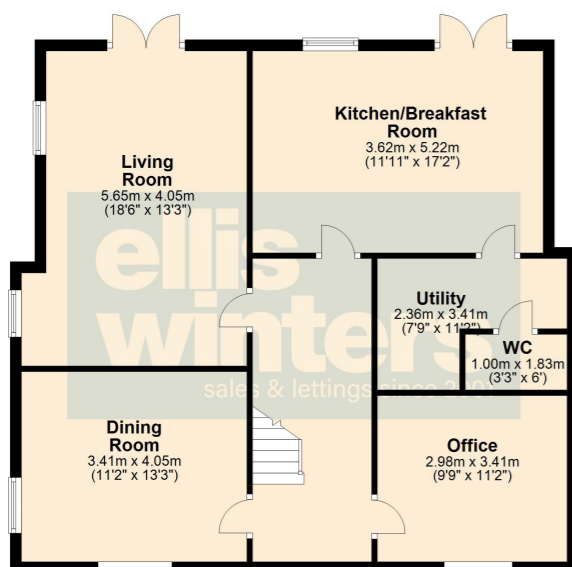
BEDROOM 2

4.30m (14'1") x 4.05m (13'3")
Window to front, fitted wardrobes.

BEDROOM 3

3.41m (11'2") x 2.98m (9'9")
Window to front.

Ground Floor



First Floor

