

£450,000

Kirton Close, Manea, Cambridgeshire PE15 0NE



To arrange a viewing call us now on 01354 694900

Simply STUNNING and presented to show home standards, this MODERN four bedroom detached family home is only 3 years old and is offered for sale with NO FORWARD CHAIN.

Offering spacious, light and airy rooms, the property is finished to a HIGH SPEC and benefits from ample off road parking and double tandem style garage.

The accommodation comprises living room, office, large open plan kitchen/dining/family room, sun lounge and cloakroom.

Upstairs there are four double bedrooms, en-suite to master plus the family bathroom.

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GROUND FLOOR

HALL

Stairs rising to first floor.

WC

1.48m (4'10") x 0.83m (2'9")
Fitted with a low level WC and hand wash basin.

OFFICE

3.32m (10'11") x 2.93m (9'7")
Window to front.

LIVING ROOM

5.64m (18'6") x 4.03m (13'3")
Window to front.

KITCHEN/DINING/FAMILY ROOM

9.71m (31'10") x 4.43m (14'6")
Fitted with a modern range of wall and base units housing eye level double electric Bosch oven and microwave, Induction hob with extractor over, integrated full size fridge and freezer plus under counter fridge, water filtration system, breakfast bar, window to rear, double doors out to garden, courtesy door into garage.

UTILITY

3.32m (10'11") x 1.93m (6'4")
Fitted with a matching range of wall and base units complete with washing machine and tumble drier, door out to rear garden.

SUN LOUNGE

3.89m (12'9") x 3.77m (12'4")
Brick and upvc construction with orangery style roof and double doors leading out onto the rear patio area.

FIRST FLOOR

MASTER BEDROOM

5.01m (16'5") x 4.64m (15'3")
Window to front, fitted wardrobes.

EN-SUITE

2.64m (8'8") x 1.38m (4'6")
Fitted with a double shower cubicle, low level WC and hand wash basin.

BEDROOM 2

3.83m (12'7") x 3.64m (11'11")
Window to rear.

BEDROOM 3

3.75m (12'4") x 3.29m (10'10") max.
Window to rear.

BEDROOM 4

3.68m (12'1") x 3.36m (11')
Window to front.

BATHROOM

2.71m (8'11") x 2.49m (8'2")
Window to rear, built in storage cupboard.

OUTSIDE

The private is situated on a private roadway which is laid to gravel. There is off road parking for several vehicles and the DOUBLE GARAGE (3.27m x 10.51m) which has electric roller door, power and light plus separate courtesy door into the property and an additional one leading out to the rear garden.

To the rear, the beautiful garden backs onto fields and is laid to lawn with extensive patio area.

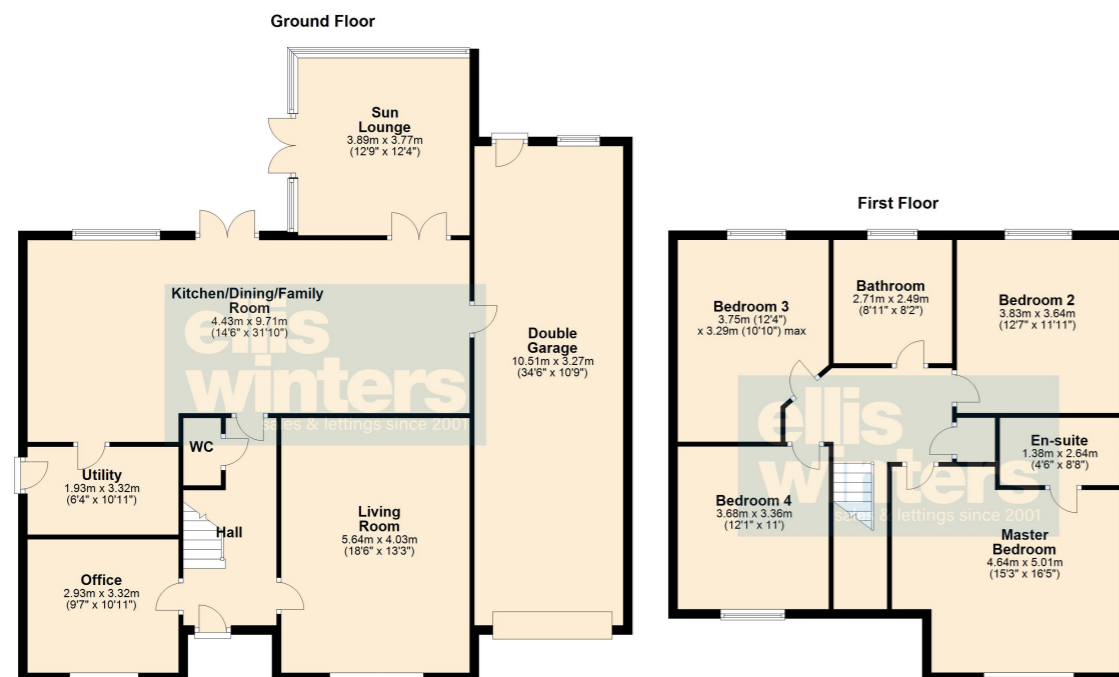
TENURE

Freehold

Fenland District Council tax band E

Energy rating B

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.



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