

Offers In Region Of  
**£600,000**

Nightingale Walk, Manea, March, PE15 0GJ



**To arrange a viewing call us now on 01354 694900**

EXCEPTIONAL, this five bedroom detached family home is set on a good size plot and has DOUBLE GARAGE and ample off road parking. Beautifully presented throughout, the accommodation on the ground floor comprises modern kitchen/diner with utility in support, spacious living room, office and cloakroom. Upstairs there is an unusual galleried landing, stunning master suite with dressing area and en-suite, four further double bedrooms and the family bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**elliswinters&co**

Offers In Region Of  
**£600,000**

Nightingale Walk, Manea, March, PE15 0GJ



**GROUND FLOOR**

**Hall**  
Stunning and spacious, wooden flooring

**Cloakroom**  
2.18m (7'2") x 1.34m (4'5")  
Fitted with a low level WC and hand wash basin, Window to front

**Kitchen**  
5.09m (16'8") x 3.38m (11'1")  
Fitted with a modern range of wall and base units housing NEFF double electric ovens, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, Quartz worktops, window to rear

**Utility Room**  
2.77m (9'1") x 1.86m (6'1")  
Fitted with base units, plumbing for washing machine and space for tumble drier, door to garden

**Living Room**  
6.50m (21'4") x 3.99m (13'1")  
Bay window to front, stunning open fireplace, double doors at rear leading into garden

**Dining Room**  
3.72m (12'2") x 3.38m (11'1")  
Window to rear, wooden flooring open plan to kitchen area

**Office**  
3.07m (10'1") x 2.48m (8'2")  
Window to side, wooden flooring

**FIRST FLOOR**

**Master Bedroom**  
4.77m (15'8") x 4.76m (15'7")  
Vaulted ceiling, windows to both front and side, built in wardrobes

**En-suite**  
2.65m (8'8") x 2.34m (7'8")  
Fitted with a corner shower cubicle, panelled bath, low level WC and hand wash basin set within vanity unit. Velux window to front

**Bedroom 2**  
4.31m (14'2") x 3.37m (11'1")  
Window to rear, fitted wardrobes

**Bedroom 3**  
3.39m (11'2") x 3.22m (10'7")  
Window to rear, fitted wardrobes

**Bedroom 4**  
3.37m (11'1") x 2.91m (9'7")  
Window to rear, fitted wardrobes

**Bedroom 5**  
3.01m (9'10") x 2.72m (8'11")  
Window to front

**Family Bathroom**  
2.92m (9'7") max x 2.91m (9'7")  
Fitted with a panelled bath, separate shower cubicle, low level WC and hand wash basin. Window to side.

**OUTSIDE**

The front garden is open plan and has an area of lawn, feature tree, plus an extensive driveway which provides ample off road parking and leads to the DOUBLE GARAGE which has electric roller doors, power and light.

To the rear the garden has a large patio area, lawn and established borders. There is a summerhouse which houses a hot tub plus a beautiful thatched gazebo which is used as a BBQ area and has heat light and drop down blinds.

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

**Council Tax Band F (Fenland District Council)**  
**Energy Rating D**  
**Tenure - Freehold**

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.

