

£465,000

Charlemont Drive, Manea, Cambridgeshire PE15 0GA



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

HOUSE AND ANNEXE, this four bedroom DETACHED family home is set on a GOOD SIZE PLOT and has the bonus of a SEPARATE ANNEXE plus a SINGLE GARAGE and AMPLE OFF ROAD PARKING.

The accommodation in the main house comprises separate living and dining rooms, MODERN re-fitted kitchen, conservatory and cloakroom. Upstairs there are four bedrooms, family bathroom and en-suite to the master.

The ANNEXE has open plan kitchen/dining/living room, bedroom, office and shower room.



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GROUND FLOOR

Hall  
Stairs rising to first floor.

WC  
Fitted with a low level WC and hand wash basin. Window to front.

Living Room  
7.04m (23'1") x 3.50m (11'6")  
Feature fireplace, window to front, double doors out to rear garden.

Dining Room  
3.56m (11'8") max x 2.74m (9')  
Box bay window to front, laminate flooring

Kitchen/Breakfast Room  
4.95m (16'3") max. x 3.07m (10'1")  
Re-fitted with a modern range of wall and base units housing eye level double electric oven and four ring NEFF ceramic induction hob with extractor over, integrated dishwasher, space for fridge/freezer, corian worktops, understairs storage cupboard, window to rear and door into conservatory.

Utility  
3.95m (13') x 2.97m (9'9")  
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, space for additional fridge or freezer as required, window to side and rear plus door out to garden.

Conservatory  
4.87m (16') x 3.83m (12'7")  
Brick and upvc construction with double doors leading out to rear garden.

FIRST FLOOR

Master Bedroom  
3.85m (12'8") max. x 3.50m (11'6")  
Window to front.

Bedroom 2  
3.50m (11'6") x 3.44m (11'3")  
Window to rear, arch into master bedroom. Our seller uses this room as a dressing room but the opening could be closed to create a separate bedroom.

En-suite  
2.17m (7'1") x 1.45m (4'9")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to front.

Bedroom 3  
2.85m (9'4") x 2.32m (7'7")  
Window to rear.

Bedroom 4  
3.37m (11'1") x 2.18m (7'2")  
Window to front.

Bathroom  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to side.

GARAGE AND ANNEXE

Open Plan kitchen/dining/living  
6.33m (20'9") x 5.42m (17'9")  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer. Window to front, double doors out to fully enclosed garden.

Bedroom  
4.41m (14'6") x 3.24m (10'8")  
Two windows to side.

Shower Room  
2.18m (7'2") x 1.47m (4'10")  
Fitted with a shower cubicle, low level WC and hand wash basin.

Office 2.14m (7') x 1.80m (5'11")  
Window to front.

ANNEXE GARDEN

Low maintenance and laid to gravel with patio area and borders.

Garage  
5.64m (18'6") x 4.32m (14'2")  
Fitted with an electric roller door plus separate courtesy door to the side. There is a car charging point and extensive off road parking.

OUTSIDE

The extensive front garden is laid mainly to lawn with a driveway to one side that provides additional parking if required which in turn leads to the garage and annexe.

The garden is low maintenance with patio area, flower and shrub borders. There is also a small orchard area and storage shed which has power and light.

SERVICES

Mains electricity and water. The property has oil fired central heating. The annexe has electric heating. Drainage is via a septic tank.

FENLAND DISTRICT COUNCIL  
TAX BAND D  
ENERGY RATING C  
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.