

Offers in Excess of
£300,000

Teachers Close,
Manea, Cambridgeshire PE15 0HL



To arrange a viewing call us now on 01354 694900

This superb four bedroom DETACHED family home provides all the space and versatility a growing family will need. There is ample OFF ROAD PARKING, garage and GOOD SIZED GARDEN to the rear. The accommodation comprises separate living and dining rooms, MODERN KITCHEN, utility, cloakroom, FOUR good size bedrooms, bathroom and EN-SUITE to master.

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GROUND FLOOR

WC
1.82m (6') x 0.89m (2'11")
Fitted with a low level WC and hand wash basin. Window to side.

Living Room
5.13m (16'10") x 3.15m (10'4") max
Window to front, opening into dining room

Dining Room
3.54m (11'7") x 2.53m (8'4")
Patio door leading out to rear garden

Kitchen
3.51m (11'6") x 2.52m (8'3")
Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor hood over, space for fridge/freezer, plumbing for dishwasher, window to rear.

FIRST FLOOR

Master Bedroom
4.40m (14'5") max x 3.22m (10'7")
Window to front, storage cupboard.

Bedroom 2
3.08m (10'1") x 3.00m (9'10")
Window to rear.

En-suite
2.29m (7'6") x 1.55m (5'1") max
Fitted with a double shower cubicle, low level WC and hand wash basin set within vanity unit. Window to side.

Bedroom 3
4.22m (13'10") x 2.59m (8'6")
Velux to rear.

Bedroom 4
2.52m (8'3") x 2.25m (7'5")
Window to front.

Bathroom
Fitted with a 'p' shaped spa bath with spa shower over, low level WC and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan and provides off road parking for two vehicles.

The Garage 6.69m (21'11") x 2.65m (8'8") has standard up and over door, power and light. The rear end of the garage is set up as a utility and has wall and base units, sink and drainer, plumbing for washing machine and space for tumble drier, window to rear and door out to garden.

To the rear, the garden is laid to lawn with patio area

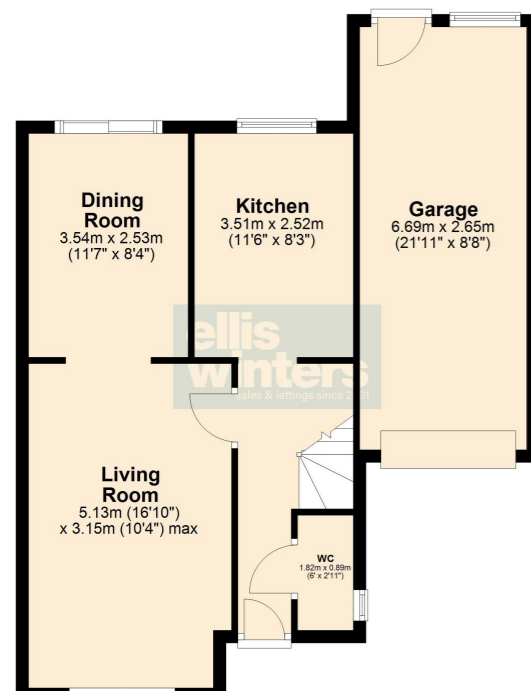
SERVICES

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

TENURE Freehold
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.

Ground Floor



First Floor

