

£310,000

Westfield Road, Manea, Cambridgeshire PE15 0JG



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

Offered for sale with NO FORWARD CHAIN, this deceptively spacious FOUR BEDROOM detached family home is set on a fabulous plot with a vast amount of PARKING plus a WORKSHOP. The accommodation comprises separate living and dining rooms, large kitchen/breakfast room with utility in support, ground floor WC, four good size bedrooms and the family bathroom

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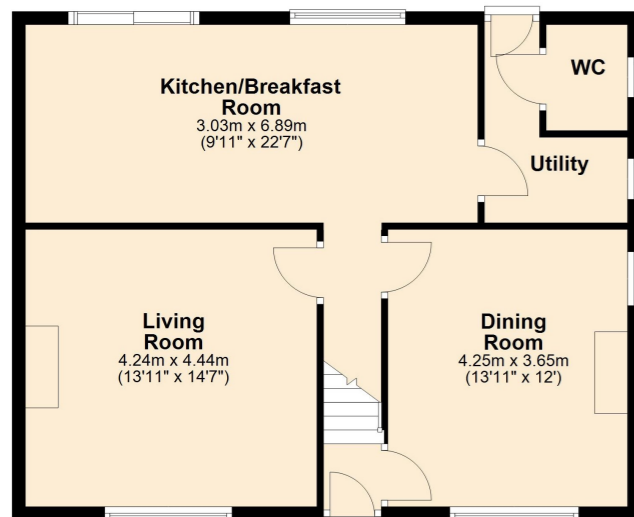
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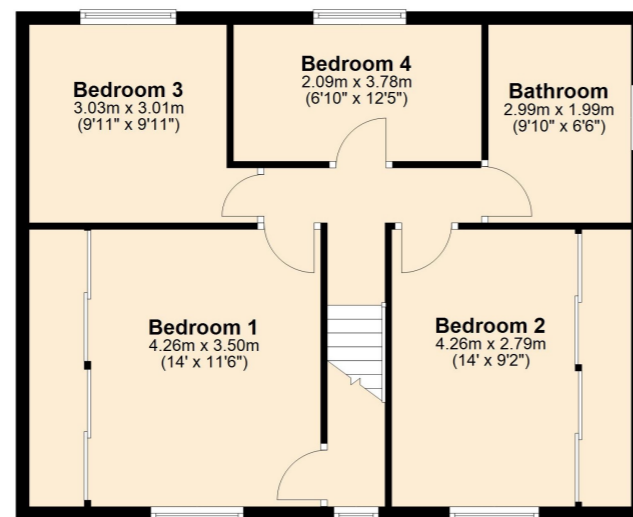
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Ground Floor



First Floor



GROUND FLOOR

**Living Room**  
4.44m (14'7") x 4.24m (13'11")  
Window to front, original cast iron fireplace

**Dining Room**  
4.25m (13'11") x 3.65m (12')  
Windows to both front and side, original cast iron fireplace

**Kitchen/Breakfast Room**  
6.89m (22'7") x 3.03m (9'11")  
Fitted with a matching range of wall and base units having integrated freezer and dishwasher, space for range style cooker and fridge, tiled floor, window to rear and patio doors leading out to rear patio area.

**Utility**  
2.00m (6'7") x 0.84m (2'9")  
Plumbing for washing machine with worktop over, window to side

**WC**  
1.62m (5'4") x 1.24m (4'1")  
Fitted with a low level WC and hand wash basin. Window to side.

FIRST FLOOR

**Bedroom 1**  
4.26m (14') x 3.50m (11'6")  
Window to front, fitted wardrobes

**Bedroom 2**  
4.26m (14') x 2.79m (9'2")  
Window to front, fitted wardrobes

**Bedroom 3**  
3.03m (9'11") x 3.01m (9'11")  
Window to rear

**Bedroom 4**  
3.78m (12'5") x 2.09m (6'10")  
Window to rear

**Bathroom**  
2.99m (9'10") x 1.99m (6'6")  
Fitted with a panelled bath which has mixer tap shower, corner shower cubicle, low level WC and hand wash basin. Window to side

OUTSIDE

The front garden is enclosed by a low level picket fence and is planted with shrubs. There is a rear vehicular entrance which leads to an extensive area for parking where the workshop is also located. You almost have your own mini car park with the parking available.

Directly behind the property is a decked area which once held a hot tub and the balance is paved for ease of maintenance. A gate leads to the workshop and parking area. There is an extensive side garden which is lovely and mature with cherry blossom tree, lawn, and shrub borders. The previous sellers had chickens and there is an area enclosed should this be required moving forward.

SERVICES

Mains electricity, water and drainage. The property has oil fired central heating. Please note there is no option for mains gas in the village.

Tenure Freehold  
EPC F  
Council Tax Band 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.