

£425,000

Charlemont Drive, Manea, Cambs PE15 0GD



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this fabulous FOUR BEDROOM detached WORKPLACE HOME is an ideal buy for somebody wanting to run a BUSINESS FROM HOME or for a CAR ENTHUSIAST. There is also POTENTIAL to convert the workplace into an annexe if required, subject to the necessary planning consents. The accommodation comprises separate living and dining rooms, kitchen/breakfast room and ground floor wc. Upstairs are the four bedrooms, family bathroom and en-suite shower room.

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GROUND FLOOR

WC

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

Living Room

6.79m (22'3") x 3.60m (11'10")
Window to front, feature fireplace, double doors leading out to rear garden

Kitchen/Dining Room

4.90m (16'1") max x 3.10m (10'2")
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 breakfast bar, window to rear, door out to garden

Dining Room

3.54m (11'7") x 2.71m (8'11")
Window to front.

FIRST FLOOR

Master Bedroom

3.65m (12') x 3.23m (10'7")
Window to front

En-suite

2.15m (7'1") x 1.39m (4'7")
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to front.

Bedroom 2

3.60m (11'10") x 3.44m (11'3")
Window to rear

Bedroom 3

2.84m (9'4") x 2.38m (7'10")
Window to rear

Bedroom 4

3.41m (11'2") x 2.16m (7'1")
Window to front

Bathroom

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

OUTSIDE

The front garden is enclosed by a low level fence and is laid to lawn. An extensive driveway to one side provides off road parking and leads to both the workshop and the garage. Each have roller doors and separate courtesy doors. Measurements are on the floorplan. The workshop also has a cloakroom.

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

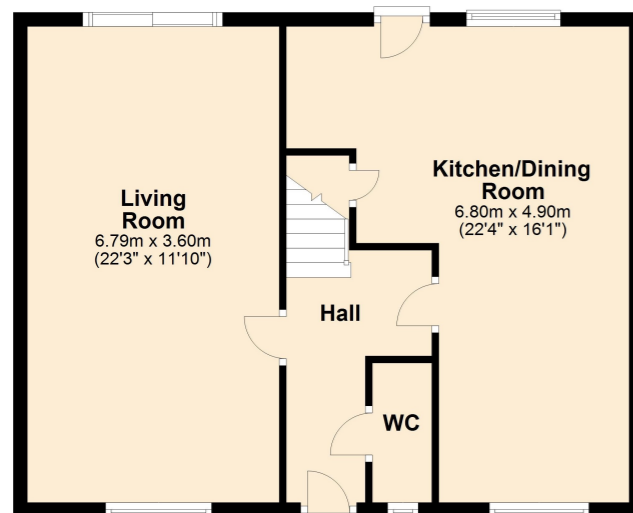
SERVICES

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

Tenure Freehold
Council Tax Band D
EPC tbc

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

