

£525,000

Station Road, Manea, Cambridgeshire PE15 0HE



To arrange a viewing call us now on 01354 694900

Nestled on a GENEROUS PLOT of approximately 0.8 acres, this impressive five-bedroom DETACHED farmhouse-style property is the epitome of a dream family home. Boasting a spacious layout, the accommodation includes a welcoming living room, traditional style kitchen/diner that invites family gatherings, a cosy family room for casual hangouts, and a snug for those quiet moments. Each of the five double bedrooms offers ample space and comfort. A stylish family bathroom, en-suite to master and a separate shower room ensure convenience for the entire household.

This exceptional property combines charm, modern amenities, and ample outdoor space, making it an ideal sanctuary for family life.

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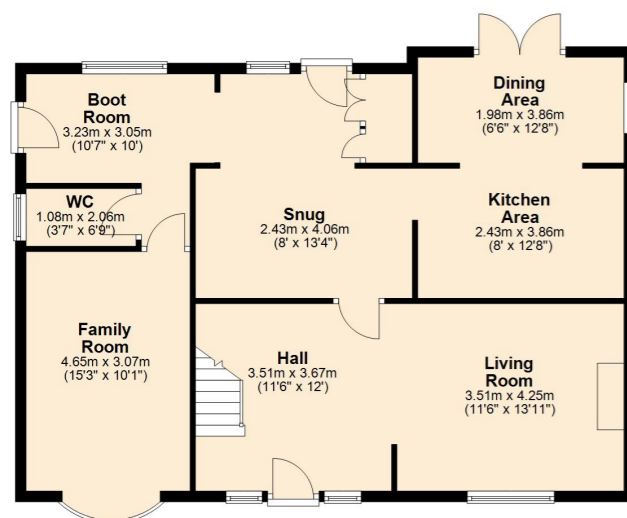
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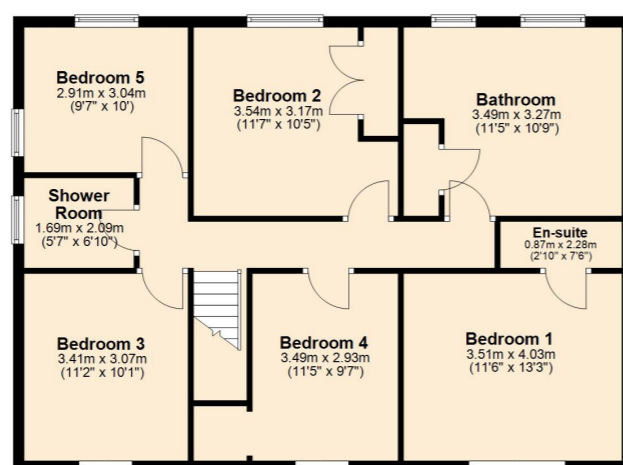
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Ground Floor
Approx. 87.8 sq. metres (945.2 sq. feet)



First Floor
Approx. 91.6 sq. metres (985.6 sq. feet)



Total area: approx. 179.4 sq. metres (1930.9 sq. feet)

GROUND FLOOR

LIVING ROOM

4.25m (13'11") x 3.51m (11'6")
Window to front, stunning open fireplace, wooden flooring, open plan to hall area which has stairs rising to first floor.

SNUG

4.06m (13'4") x 2.43m (8')
Used by our sellers as a media area.

KITCHEN AREA

3.86m (12'8") x 2.43m (8')
DINING AREA
3.86m (12'8") x 1.98m (6'6")
Open plan to each other and fitted with a bespoke range of units with granite quartz worktops, freestanding dresser unit, butler style sink, integrated dishwasher, range style cooker can stay by separate negotiation, window to side and double doors out to covered patio area.

FAMILY ROOM

4.65m (15'3") x 3.07m (10'1")
Bow window to front, used as an office by our sellers.

BOOT ROOM

3.23m (10'7") x 3.05m (10')
Window to rear, door out to garden.

WC

2.06m (6'9") x 1.08m (3'7")
Fitted with a low level WC and hand wash basin. Window to side.

FIRST FLOOR

BEDROOM 1

4.03m (13'3") x 3.51m (11'6")
Window to front.

EN-SUITE

2.28m (7'6") x 0.87m (2'10")
Fitted with a single shower cubicle, low level WC and hand wash basin.

BEDROOM 2

3.54m (11'7") x 3.17m (10'5")
Window to rear, fitted wardrobe.

BEDROOM 3

3.41m (11'2") x 3.07m (10'1")
Window to front.

BEDROOM 4

3.49m (11'5") x 2.93m (9'7")
Window to front.

BEDROOM 5

3.04m (10') x 2.91m (9'7")
Windows to both rear and side.

SHOWER ROOM

Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

BATHROOM

3.49m (11'5") x 3.27m (10'9")
Re-fitted with a stunning roll top bath, double shower cubicle, twin hand wash basins with vanity unit beneath, low level WC. Window to rear.

OUTSIDE

The front of the property is enclosed by hedging and a driveway to one side provides ample off road parking and leads to the double garage which has standard up and over door, power and light.

To the rear the extensive garden is in two sections. A family garden closer to the property has a lovely covered patio area with the balance laid to lawn. The bottom end of the garden is where the majority of the land is located has a stunning mature tree centrally located with the balance laid to lawn with some fruit trees.

SERVICES

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

Freehold

Fenland District Council tax band C
Energy rating E

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.