

Offers in Region of  
**£365,000**

Cromerhurst Villa, Wisbech Road, Manea, March,  
Cambridgeshire PE15 0HW



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

Nestled in a tranquil rural setting, this impressive four-bedroom DETACHED family home seamlessly blends space and versatility to meet your everyday needs. Both the living room and the snug feature CHARMING working open fireplaces, creating a warm and welcoming atmosphere ideal for family gatherings. The spacious kitchen flows into the extensive family room, fostering an open and connected living space. Upstairs, all four bedrooms are generously sized doubles, offering comfort and privacy for the whole family, complemented by a family bathroom and an en-suite bathroom for the master suite.

With ample parking available for multiple vehicles and a GOOD-SIZED rear garden showcasing picturesque field views, this property is perfect for those seeking a peaceful retreat without sacrificing modern conveniences.

Don't miss the opportunity to make this delightful home your own!

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#### GROUND FLOOR

**Hall**  
Original tiled floor and staircase rising to first floor. Understairs storage cupboard.

**Living Room**  
4.33m (14'2") x 3.80m (12'6")  
Bay window to front, stunning marble fire surround with working open fireplace.

**Snug**  
4.26m (14') x 3.80m (12'6")  
Bay window to front, fabulous tiled semi-circle fire surround with working open fireplace.

**Kitchen/Dining Room**  
6.31m (20'8") x 4.03m (13'3")  
Fitted with a matching range of wall and base units housing eye level double electric oven and five ring electric hob with extractor over, integrated dishwasher, butler style sink, wooden worktops, windows to side, open plan to:

**Family Room**  
6.38m (20'11") x 4.09m (13'5")  
Two windows to side, bi-fold doors leading out to the rear garden.

**Utility**  
4.22m (13'10") x 1.95m (6'5")  
Space for fridge/freezer, plumbing for washing machine and space for tumble dryer, window to rear, door out to garden.

**Shower Room**  
Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to rear.

#### FIRST FLOOR

**Master Bedroom**  
4.60m (15'1") x 4.10m (13'5")  
Windows to both side and rear.

**En-suite**  
2.66m (8'9") x 1.45m (4'9")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

**Bedroom 2**  
4.30m (14'1") x 3.80m (12'6")  
Window to front, original fireplace.

**Bedroom 3**  
4.26m (14') x 3.81m (12'6")  
Window to front, original fireplace.

**Bedroom 4**  
4.05m (13'3") x 3.06m (10')  
Window to side, original fireplace.

**Bathroom**  
2.89m (9'6") x 2.84m (9'4")  
Fitted with a four piece suite comprising, panelled spa bath, double shower cubicle, low level WC and hand wash basin set within vanity unit.

#### OUTSIDE

There is ample off road parking to the front of the property which is enclosed by wrought iron gates.

To the rear, the garden is laid mainly to lawn with a veggie area, extensive patio and various storage sheds.

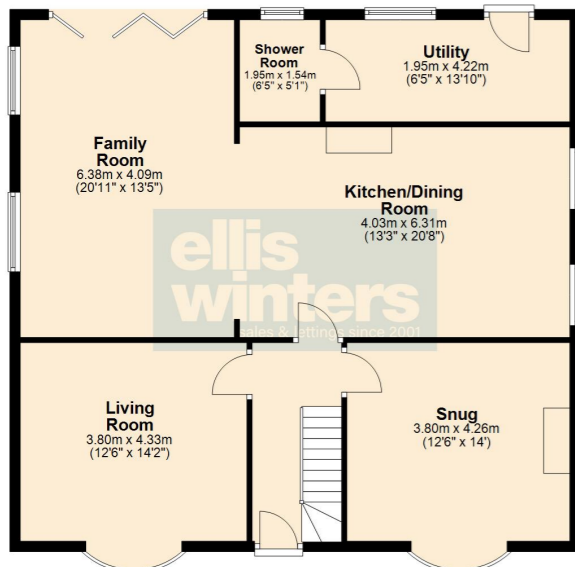
#### SERVICES

The property has mains electricity and water. Drainage is via a sewage treatment works and there is oil fired central heating at the property. There is no gas connection available.

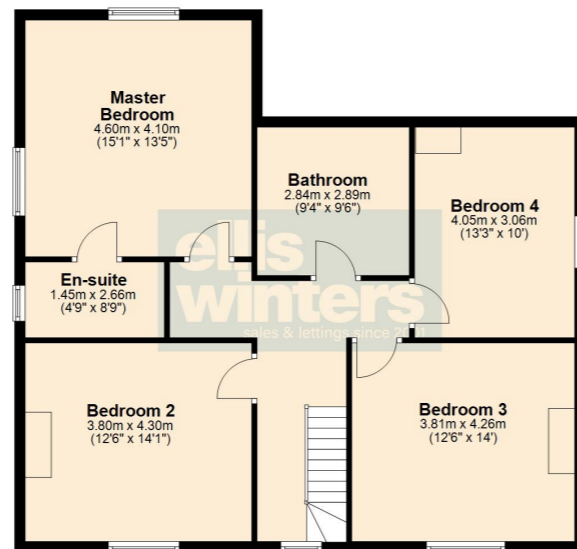
Freehold  
Fenland District Council Tax band C  
Energy rating E

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.

**Ground Floor**  
Approx. 105.7 sq. metres (1137.5 sq. feet)



**First Floor**  
Approx. 91.3 sq. metres (983.0 sq. feet)



Total area: approx. 197.0 sq. metres (2120.4 sq. feet)

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