

£375,000

Station Road, Manea, Cambs PE15 0JL



To arrange a viewing call us now on 01354 694900

This delightful THREE BEDROOM DETACHED cottage exudes character and charm throughout, seamlessly blending its period features with a high tech modern finish. A beautifully refitted KITCHEN DINER with luxury integrated appliances forms the heart of the home, complemented by THREE versatile RECEPTION ROOMS offering superb flexibility for multi generational living. All three bedrooms are generous doubles, served by a ground floor shower room, an upstairs family bathroom, and a contemporary EN SUITE. Outside, the property benefits from a DOUBLE DRIVEWAY providing ample off road parking, while the good sized rear garden offers an inviting space to relax and unwind. A truly unique home that perfectly marries old world warmth with modern convenience.

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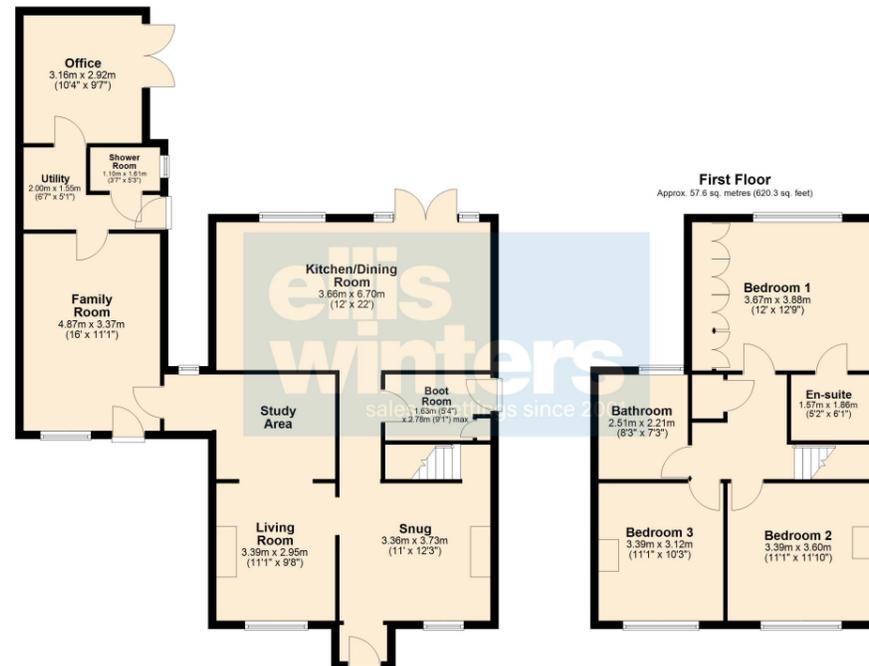
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Ground Floor

Approx. 102.3 sq. metres (1101.4 sq. feet)



Total area: approx. 159.9 sq. metres (1721.7 sq. feet)

Ground Floor

Living Room

3.39m (11'1") x 2.95m (9'8")
Window to front, feature fireplace opening, exposed beams

Snug

3.73m (12'3") x 3.36m (11')
Window to front, fireplace housing woodburning stove, exposed beams

Study Area

2.82m (9'3") x 2.58m (8'6")
Open plan to the living room providing an additional space to use as suits your needs

Boot Room

2.78m (9'1") max x 1.63m (5'4")
Space for coat and shoe storage and door out to side driveway

Kitchen/Dining Room

6.70m (22') x 3.66m (12')
Re-fitted with a modern range of wall and base units with quartz worktops, integrated full size fridge and freezer, side by side double NEFF hide and slide ovens, integrated NEFF coffee machine and microwave/oven, induction hob with drop down extractor fan, two wine coolers, breakfast bar seating area and separate dining area to house a table and chairs, windows to rear and double doors out to garden

Family Room

4.87m (16') x 3.37m (11'1")
Window to front and separate entrance door leading in. This side of the property could easily be used as an annex

Utility

2.00m (6'7") x 1.55m (5'1")
Fitted with wall and base units housing a single sink and drainer, plumbing for washing machine and space for tumble dryer. Door out to garden

Shower Room

1.61m (5'3") x 1.10m (3'7")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

Office

3.16m (10'4") x 2.92m (9'7")
Double doors out to garden

First Floor

Bedroom 1

3.88m (12'9") x 3.67m (12')
Windows to both rear and side, fitted wardrobes

En-suite

1.86m (6'1") x 1.57m (5'2")
Fitted with a three piece suite comprising corner shower cubicle, low level wc and hand wash basin.

Bedroom 2

3.60m (11'10") x 3.39m (11'1")
Window to front

Bedroom 3

3.39m (11'1") x 3.12m (10'3")
Window to front

Bathroom

2.51m (8'3") x 2.21m (7'3")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Feature tiling, towel rail and window to rear

Outside

The front garden is enclosed by a picket fence and is laid to gravel. There are driveways to each side of the property providing ample off road parking. To the rear the garden is on two levels and has a patio area, shrub border with the balance laid to lawn.

Services

Mains electricity, water and drainage. Heating is via an air source heat pump and there is under floor heating to the ground floor.

Agents Note

This is a high tech home where almost everything can be monitored and programmed via wifi and a mobile telephone.

Tenure Freehold
Council Tax Band C
EPC tbc

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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