

£400,000

Scholars Close, Manea, Cambs PE15 0HF



To arrange a viewing call us now on 01354 694900

This substantial FOUR BEDROOM detached family home is well located towards the end of a CUL-DE-SAC overlooking a green area and has DOUBLE GARAGE and ample OFF ROAD PARKING. There is space and versatility throughout this property which has spacious living room, SEPARATE FAMILY ROOM, kitchen/diner with utility in support plus the convenience of a ground floor cloakroom. Upstairs there are four good size bedrooms, two EN-SUITE shower rooms plus the family bathroom

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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GROUND FLOOR

WC

1.60m (5'3") x 0.98m (3'3")
Fitted with a low level wc and hand wash basin

Living Room

6.32m (20'9") x 3.79m (12'5")
Window to front, double doors leading out to rear garden

Kitchen/Dining Room

6.97m (22'10") x 3.54m (11'7")
Fitted with a modern range of wall and base units housing two sets of double electric ovens, ceramic hood with extractor over, integrated dishwasher, window to side and double doors out to rear garden

Utility

2.17m (7'1") x 1.60m (5'3")
Fitted with a matching range of wall and base units having integrated washing machine, space for fridge/freezer, wall mounted LPG gas boiler, door out to garden

Family Room

4.09m (13'5") x 2.94m (9'8")
Bay window to front

FIRST FLOOR

Master Bedroom

4.44m (14'7") x 2.51m (8'3")
Window to front

En-suite

2.83m (9'3") x 1.58m (5'2")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to front

Bedroom 2

4.67m (15'4") max x 3.38m (11'1")
Window to rear

En-Suite 2

2.40m (7'10") x 1.30m (4'3")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.

Bedroom 3

3.93m (12'11") x 2.91m (9'7") max
Window to rear

Bedroom 4

3.79m (12'5") x 3.32m (10'11")
Window to front

Bathroom

2.40m (7'10") max x 2.10m (6'11")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear

OUTSIDE

The front of the property is open plan and laid has feature shrubs and gravel. A driveway to one side provides off road parking and leads to the double garage which has standard up and over doors, power and light.

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

SERVICES

Mains electricity, water and drainage. The property has LPG heating. There are four tanks that feed the whole development and each property has a meter which assesses the individual usage. The tanks are automatically filled. Our sellers pays approx. £107 pcm for gas.

Management Company

Our seller pays approx. £230 pa for maintenance of the communal areas and grass cutting

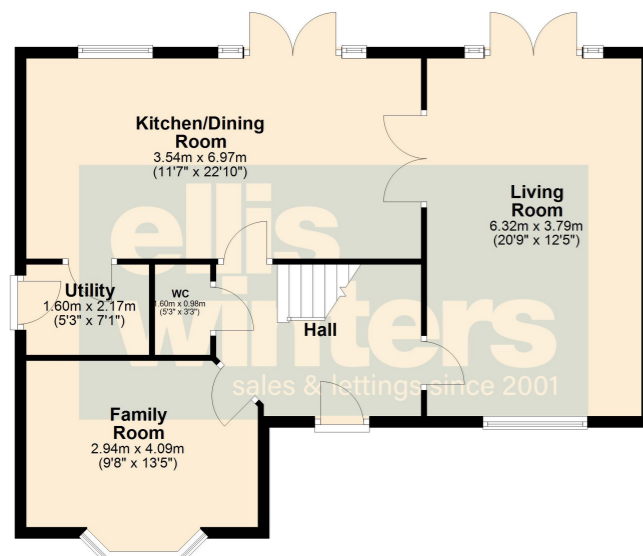
Tenure Freehold

EPC B

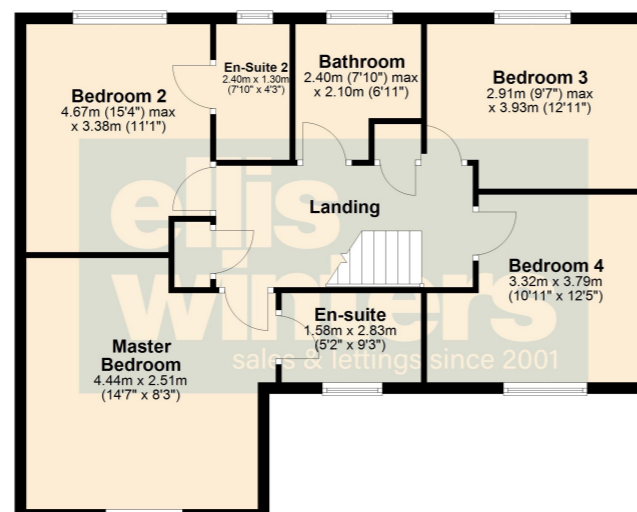
Council Tax Band E

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



First Floor



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