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**elliswinters&co**



Offers In Region Of  
**£450,000**

Charlemont Drive, Manea, Cambridgeshire PE15 0GD



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

Nestled in a charming village location with BREATHTAKING FIELD VIEWS, this exceptional property is offered for sale with **\*\*NO FORWARD CHAIN\*\***, making it the perfect opportunity for a seamless move. Ideal for multi-generational living, the residence boasts a spacious **FOUR-BEDROOM DETACHED** family home, complemented by a separate, self-contained **TWO-BEDROOM ANNEX**.

Enjoy ample **OFF-ROAD PARKING** and a generously sized garden, complete with a relaxing **HOT TUB**.

This is more than just a house; it's a lifestyle awaiting its next chapter.

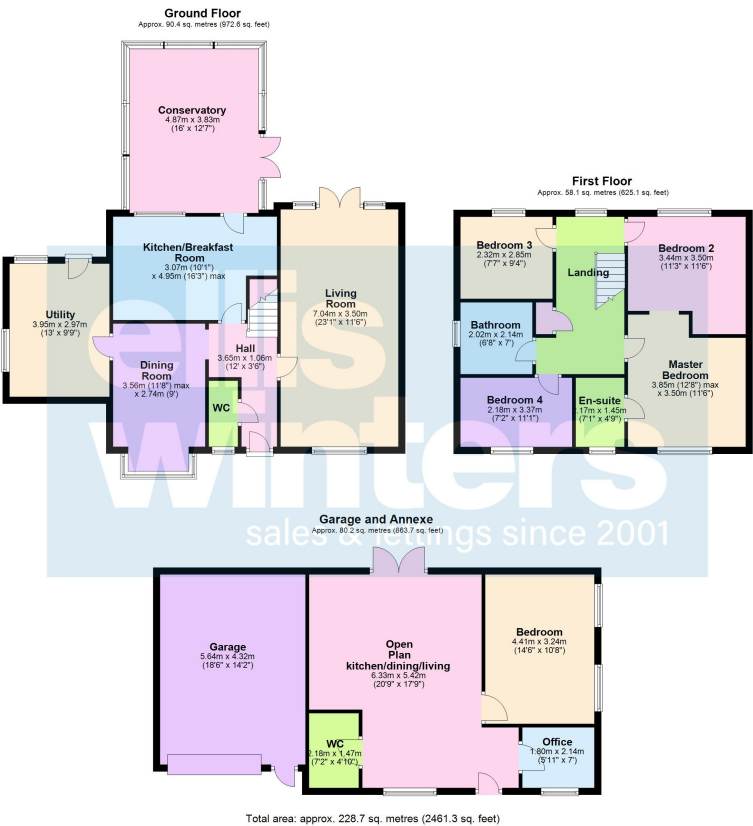
Don't miss the chance to make this dream property your reality!

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#### GROUND FLOOR

**Living Room**  
6.80m (22'4") x 3.57m (11'9")  
Window to front, double doors out to rear garden.

**Kitchen/Breakfast Room**  
4.96m (16'3") max x 3.09m (10'2")  
Fitted with a matching range of wall and base units housing double electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and dishwasher space for fridge/freezer, breakfast bar, window to rear and door out to garden.

**Dining Room**  
4.38m (14'5") max. x 2.73m (8'11")  
Window to front.

**WC**  
1.96m (6'5") x 0.85m (2'9")  
Fitted with a low level wc and hand wash basin. Window to front.

#### FIRST FLOOR

**Master Bedroom**  
3.60m (11'10") x 3.21m (10'6")  
Window to front, fitted wardrobes.

**En-suite**  
2.18m (7'2") x 1.46m (4'9")  
Fitted with a double corner shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front.

**Bedroom 2**  
3.60m (11'10") x 3.47m (11'5")  
Window to rear.

**Bedroom 3**  
2.85m (9'4") x 2.34m (7'8")  
Window to rear.

**Bedroom 4**  
3.37m (11'1") x 2.17m (7'1")  
Window to front.

**Bathroom**  
2.12m (6'11") x 2.08m (6'10")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to side.

#### ANNEX

**Living Room**  
6.63m (21'9") x 5.00m (16'5")  
Windows to front and double doors out to garden

**Kitchen/Dining Room**  
4.78m (15'8") max. x 3.17m (10'5")  
Fitted with a modern range of wall and base units housing eye level oven and combi/microwave oven, electric hob, plumbing for washing machine and space for fridge/freezer, breakfast bar, pantry cupboard, window to side.

**Wet Room**  
3.02m (9'11") x 1.48m (4'10")  
Under floor heating, electric shower, low level wc and hand wash basin set within vanity unit.

**Bedroom 1**  
4.14m (13'7") x 2.81m (9'3")  
Window to rear.

**Bedroom 2**  
2.81m (9'3") x 2.37m (7'9")  
Window to rear.

#### OUTSIDE

The property is access via a private roadway. There is ample off road parking for the property, together with a single garage which has standard roller door, power and light.

To the rear, the garden is laid mainly to lawn with patio area and feature shrubs/trees.

The five person hot tub is included in the sale.

#### SERVICES

Mains electricity and water.

The property has the benefit of solar panels will provide additional hot water to the property.

Tenure Freehold  
Fenland District Council Tax Band D  
Energy rating D

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.

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