

£335,000

Westfield Road, Manea,  
March, Cambridgeshire PE15 0LS



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

IMMACULately PRESENTED throughout, this MODERN three-bedroom DETACHED bungalow offers spacious and versatile living in a coveted, well-maintained setting. A gated front area provides ample off-road PARKING and welcoming curb appeal. Inside, the accommodation comprises a light-filled living room, a generous kitchen/diner with a practical utility room in support, and three well-proportioned bedrooms including an en-suite shower room.

Externally, there is a BEAUTIFULLY MANICURED rear garden, ideal for relaxation and outdoor entertaining.

This thoughtfully designed home blends contemporary comfort with everyday practicality, making it a superb choice for buyers seeking space, style, and convenience.

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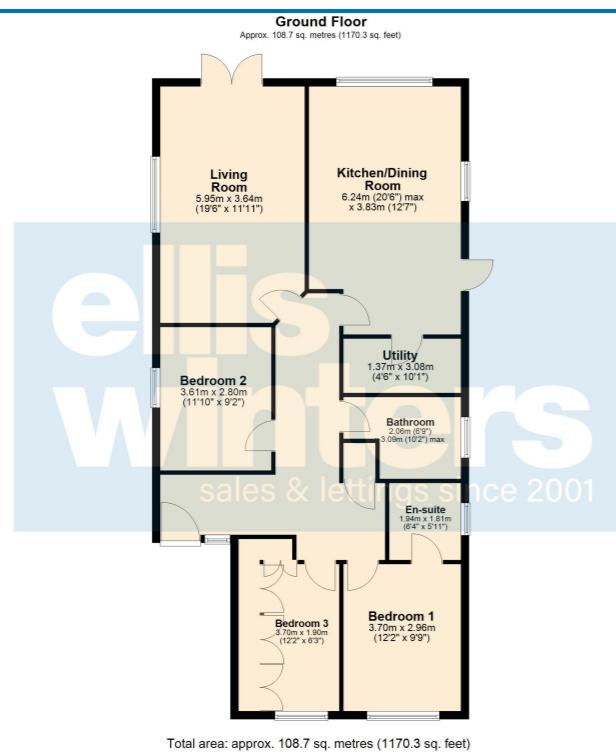
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#### GROUND FLOOR

**Living Room**  
5.95m (19'6") x 3.64m (11'11")  
Window to side, double doors out to rear garden, modern electric fireplace.

**Kitchen/Dining Room**  
6.24m (20'6") max. x 3.83m (12'7")  
Fitted with a modern range of wall and base units housing double electric oven (one eye level), integrated microwave, ceramic hob with extractor over, integrated dishwasher and fridge/freezer, windows to both side and rear, door out to garden.

**Utility**  
3.08m (10'1") x 1.37m (4'6")  
Fitted with a matching range of wall and base units, plumbing for washing machine and space for tumble drier.

**Bedroom 1**  
3.70m (12'2") x 2.96m (9'9")  
Window to front.

**En-suite**  
1.94m (6'4") x 1.81m (5'11")  
Fitted with a corner shower cubicle, low level wc and hand wash basin set within vanity unit. Fully tiled, heated towel rail and window to side.

**Bedroom 2**  
3.61m (11'10") x 2.80m (9'2")  
Window to side.

**Bedroom 3**  
3.70m (12'2") x 1.90m (6'3")  
Window to front, fitted Sharp's wardrobes. Used as a dressing room by our seller.

**Bathroom**  
3.09m (10'2") max. x 2.06m (6'9")  
Fitted with an open ended double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

#### OUTSIDE

The property is enclosed by stunning wrought iron gates and the frontage is gravelled to provide ample off road parking.

To the rear, the beautifully maintained garden is laid to lawn with an extensive block paved patio and feature shrubs.

#### SERVICES

Mains electricity and water. The property has under floor heating with air source heat pump and drainage is via a Bio Treatment Plant.

#### Freehold

Energy rating C  
Fenland District Council tax band D

#### 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 £49 + VAT per transaction, 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.