



Scholars Close, Manea March
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Beautifully Presented Detached Family Home
- Built in 2019 (NHBC Warranty Still Valid)
- 20Ft Living Room & 14Ft Family Room
- Stunning 23Ft Kitchen/Dining Room
- Four Double Bedrooms with Bonus of Two Ensuited

Entrance Hall 3.96m x max 1.70m (12'11" x max 5'6")

Living Room 6.32m x 3.82m (20'9" x 12'7")

Family Room 4.12m x into bay 3.05m (13'6" x into bay 10')

Kitchen/Dining Room 7.00m x 3.55m (23' x 11'8")

Utility Room 1.90m x 1.57m (6'3" x 5'2")

WC 1.59m x 0.98m (5'2" x 3'2")



Landing 4.54m x max 2.16m (14'10" x 7'1")

Bedroom One 4.37m x max 4.12m (14'4" x max 13'6")

En-suite 2.82m x 1.57m (9'3" x 5'1")

Bedroom Two 4.02m x 3.25m (13'2" x 10'8")

Ensuite Two 2.39m x 1.30m (7'10" x 4'3")

Bedroom Three 3.92m x max 3.40m (12'11" x max 11'2")

Bedroom Four 3.50m x 3.30m (11'6" x 10'10")

Family Bathroom 2.41m x 2.10m (7'10" x 6'10")

Double Garage 6.65m x 6.00m (21'9" x 19'8")

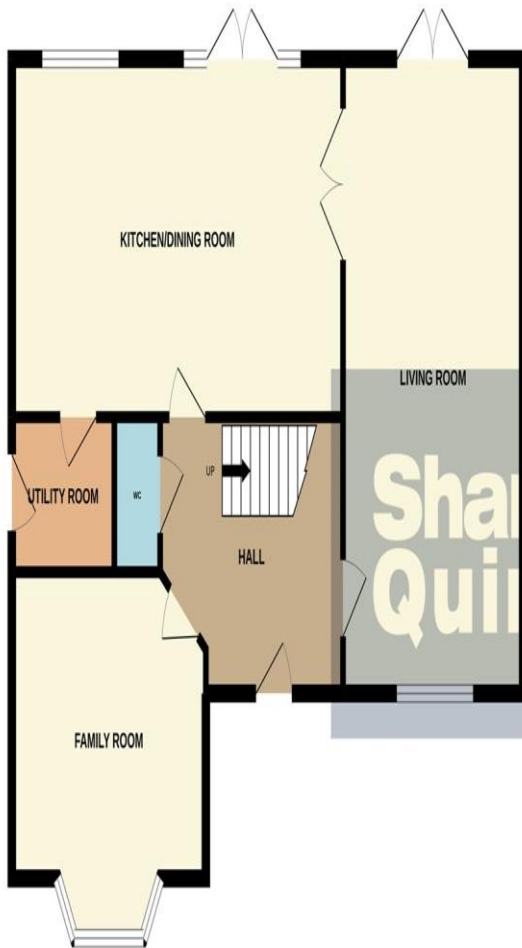
There is power and lighting connected, spotlights, window to side, loft access, separate electric fusebox, the garage is fully insulated with bonus of laminate flooring and also up and over doors to the front and a courtesy door leading into the garden.

Front Garden

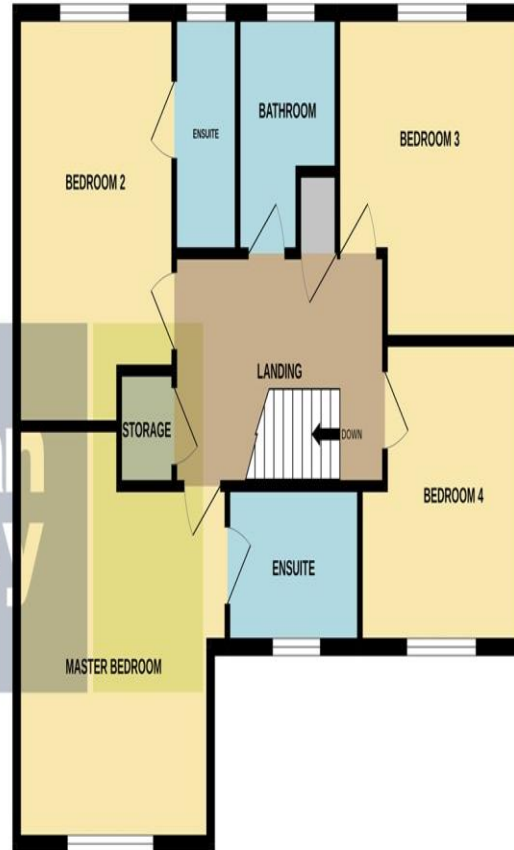
The front of the property has an expansive driveway providing multiple vehicle parking leading to the double garage the owners also have an extra area to the right side facing the property which can be utilised as extra parking facilities. The front also has a variety of mature shrubs and plants, shingled areas and a side gate



GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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leading to the rear garden.

Rear Garden

The rear garden has an extensive patio area which the owners have extended recently to create a larger entertaining space. Further gardens are then laid to lawn with fenced borders, concrete base to one side and then to the bottom a shingled area. There is then also an outside tap and an outside power socket which has been hooked up to the mains to facilitate a hot tub

To view this property call Sharman Quinney on:
01354 661166

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 SCAN ME



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