



## Westfield Road, Manea, March, Cambs, PE15 0JG

Village Location - Spacious New Build Detached Bungalow - 3 Bedrooms - Open Plan Kitchen/Diner & Living Area - Family Bathroom & En-suite to Master - Driveway - Rear Garden – Underfloor Heating & Air Source Heat Pump - Call To View (01354) 696700

**£325,000**



**Entrance Hall**  
Double glazed entrance door, boiler cupboard, access to loft and doors to:

**Kitchen/Dining Area**  
4.67m (15'4") x 3.84m (12'7")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring hob with extractor hood over, vinyl flooring, under floor heating and ceiling spotlights, open plant to:

**Lounge Area**  
5.32m (17'5") x 4.54m (14'11")  
Large Double glazed window to rear, underfloor heating, double glazed double doors to patio area and garden.

**Utility Room**  
2.06m (6'9") x 1.61m (5'3")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, vinyl

flooring, under floor heating and double glazed door to side.

**Master Bedroom**  
4.70m (15'5") max x 3.25m (10'8")  
Double glazed window to front, underfloor heating and door to:

**En-suite**  
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, extractor fan, wall mounted LED mirror, vinyl flooring, under floor heating and ceiling spotlights.

**Bedroom 2**  
3.42m (11'3") x 3.34m (10'11")  
Double glazed window to front and underfloor heating.

**Bedroom 3**  
4.05m (13'4") x 2.69m (8'10")  
Double glazed window to rear and underfloor heating.

**Bathroom**  
Fitted with three piece suite comprising panelled bath with

hand shower attachment with glass screen, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to rear, vinyl flooring, under floor heating and ceiling spotlights.

**Outside**  
There is a gravel driveway to the front of the property for parking with side access to the rear garden which has a slabbed patio area with outside lighting, while a pathway leads to the front entrance door.

EPC Rating - TBC



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.