



Charlemont Drive, Manea March
£400,000 **Freehold**

**Sharman
Quinney**

Key Features



- Family detached home
- Village location
- Separate Dining room
- Ensuite shower room to master bedroom
- Brick workshop

Entrance hall - 2.1m X 3.7m (6'8" X 12'1")

W/C - 0.8m X 1.9m (2'6" X 6'2") having low level WC, wash hand basin and water heater. Double glazed window to front

Lounge - 3.6m X 6.7m (11'8" X 21'9") radiator, double glazed windows to front and patio doors to rear, opening onto a large paved patio area.

Dining Room - 2.7m X 3.5m (8'8" X 11'4") radiator double glazed window to front

Kitchen 3m X 4.2m (9'8" X 13'7") having a range of wall and base units, single drainer sink, built in oven and hob. Built in freezer. Double glazed window and door to rear



First floor and landing

Bedroom 1 - 3.2m X 3.6m (10'4" X 11'8") double glazed window to front, radiator

Ensuite - 2.1m X 1.4m (6'8" X 4'5") having a 3 piece suite, walk in double shower, wash hand basin and low level WC, Double glazed window to front, radiator

Bedroom 2 - 3.4m X 3.6m (11'1" X 11'8") double glazed window to rear, radiator

Bedroom 3 - 2.1m X 3.3m (6'8" X 10'8") double glazed window to front, radiator

Bedroom 4 - 2.8m X 2.3m (9'1" X 7'5") double glazed window to rear, radiator

Bathroom - 2.1m X 2m (6'8" X 6'5") Having a 3 piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Double glazed window to side, radiator

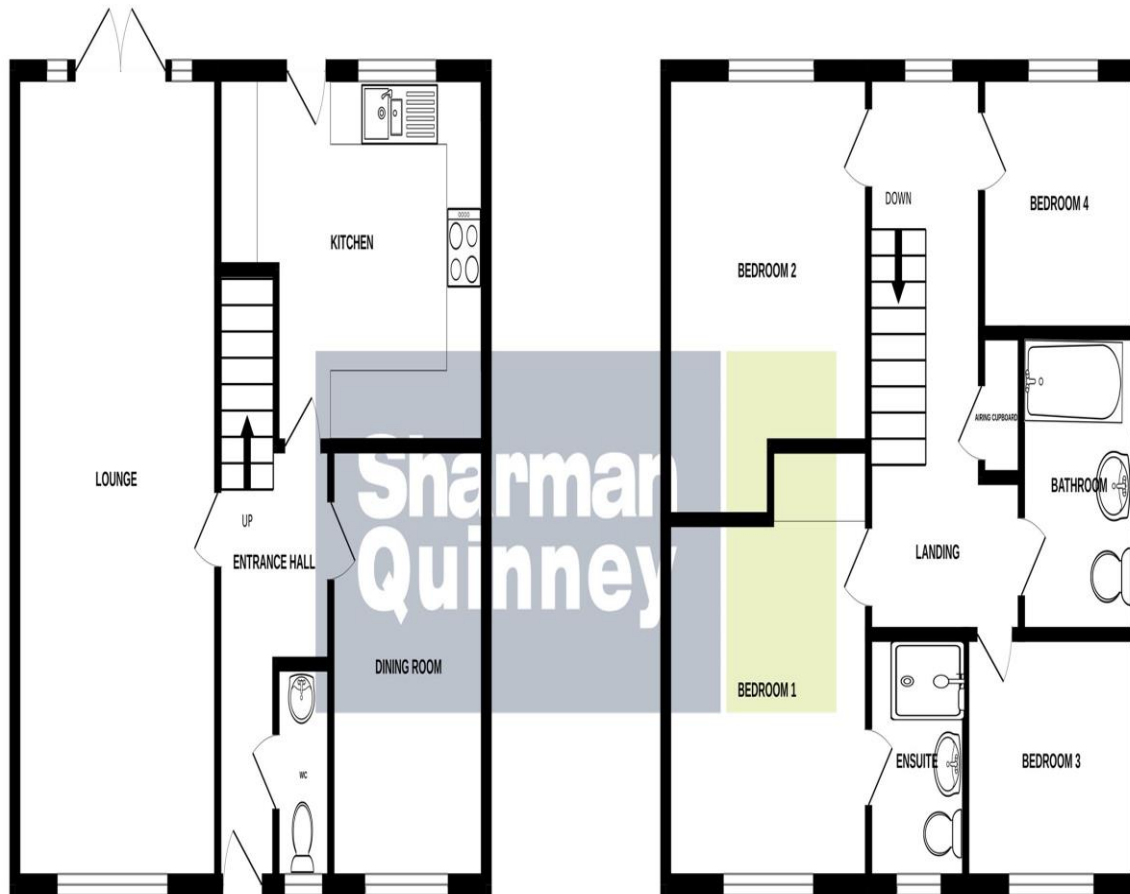
Outside

The front of the property has two lawn areas, a drive to the side offers parking for several vehicles, Attached to the property is a single brick built garage, there is also a purpose built workshop (8.4m x 5.9m) with electric light and power, 3 phase electricity is available. Windows to side and rear, there is also a cloakroom.



GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2023

To view this property call Sharman Quinney on:
01354 694021

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 694021

 6 West Park Street, CHATTERIS, Cambridgeshire, PE16 6AH

 chatteris@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CHA100817 - 0006

