









# welcome to

# **Westfield Road, Manea**

Four Bedroom Detached House in the popular Village of Manea - Good sized bedrooms - Kitchen / Breakfast Room plus Utility Lounge plus separate dining room - Study - Off road parking and double garage













#### **Please Note**

Under floor heating to the ground floor.

#### Door

to

#### **Entrance Hall**

Stairs leading off. Alarm system. Laminate flooring. Telephone point. Under stairs storage cupboard housing under floor controls.

#### W.C

Tile floor. Window to side. Tiled splashbacks. Low level wc. Half wall mounted basin. Extractor fan.

## Study

11' 2" x 9' ( 3.40m x 2.74m )

Window to front. Telephone point. TV point. Wall mounted fuse board.

### Lounge

18' 6" x 11' 10" ( 5.64m x 3.61m )

Two windows to side. Double doors to rear. TV point. Telephone point.

## **Dining Room**

11' 2" x 13' 3" ( 3.40m x 4.04m ) Windows to front and side.

### **Kitchen / Breakfast Room**

12' 6" x 17' 1" ( 3.81m x 5.21m )

Single drainer ceramic sink with mixer taps. Tiled flooring. Electric oven, hob and cooker hood. Wall and base units with storage under. Tiled splashbacks. Doors to rear

## **Utility Room**

7' 8" x 4' 10" plus recess ( 2.34m x 1.47m plus recess ) Single drainer sink with mixer taps. Tiled splashbacks. Space for appliances. Tiled floor. Door to side.

## **Stairs To First Floor Landing**

Radiator. Loft access, which is half boarded. Window to front. Storage cupboard housing water tank and slatted shelving.

#### **Bedroom One**

14' 5" x 12' 7" ( 4.39m x 3.84m )

Window to rear. Radiator. Double wardrobe with shelving. TV and telephone points.

#### **En Suite**

Pedestal wash hand basin. Low level wc. Radiator. Single shower cubicle with mixer taps. Vinyl flooring.

#### **Bedroom Two**

13' 4" x 14' 1" ( 4.06m x 4.29m )

Window to front. TV point. Telephone point. Double wardrobes with shelving. Radiator.

### **Bedroom Three**

11' 2" x 9' 9" ( 3.40m x 2.97m ) Window to front. TV point. Telephone point. Radiator.

#### **Bedroom Four**

12' 8" x 9' 9" ( 3.86m x 2.97m ) Window to rear. Radiator. Telephone point.

#### **Bathroom**

Panelled bath with mixer taps. Low level wc. Pedestal wash hand basin. Radiator. Window to side. Vinyl flooring. Extractor fan. Single shower cubicle with mixer taps.

#### Outside

Irregular Shaped Room x (x)

Rear garden is enclosed with slab patio area. 1200 litre oil tank. Block paved path. Laid to lawns. Trees and shrubs bordering. Outside tap.

### **Double Garage**

18' 2" x 19' 2" ( 5.54m x 5.84m )

Double up and over doors. Boarded space and storage above. Power and lighting.





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# Westfield Road, Manea

- Four Bedroom Detached House
- Double Garage
- Off Road Parking
- **Enclosed Rear Gardens**
- Lounge plus Dining Room

Tenure: Freehold EPC Rating: C

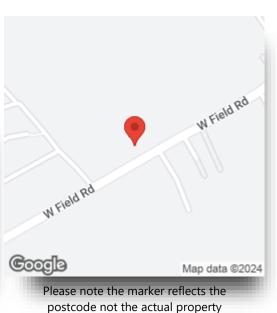
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