



**Charlemont Drive, Manea PE15 0GA**

**welcome to**

**Charlemont Drive, Manea**

Detached House - Four Bedrooms - En Suite to Bedroom One - Garage plus Workshop - 20ft x 12ft Family Room

Recently Fitted Kitchen - Utility Room - Village Location **\*\*Viewing Recommended \*\***



### **Entrance Door**

to

### **Hall**

Radiator. Stairs leading off.

### **Ground Floor Cloakroom**

Window to side. Tiled floor. Vanity wash hand basin. Extractor fan. Low level wc. Radiator.

### **Lounge**

21' 6" x 11' 10" ( 6.55m x 3.61m )

Bay window to front. Windows to front and side. French doors to garden. Two radiators. TV point. Feature fireplace with electric fire.

### **Dining Room**

13' 11" x 8' 10" ( 4.24m x 2.69m )

Window to side. Radiator. Open plan to kitchen. Open plan to Family Room. TV point.

### **Kitchen**

12' 3" x 9' 7" ( 3.73m x 2.92m )

Electric double oven, ceramic hob and cooker hood above. Single drainer sink with mixer taps. Integrated fridge. Wall units with matching work surfaces and storage under.

### **Family Room**

20' 8" x 12' 4" ( 6.30m x 3.76m )

Vaulted ceiling. TV point. Two sets of french doors to garden. Two radiators.

### **Utility Room**

8' 2" x 6' 8" ( 2.49m x 2.03m )

Window to front. Single drainer sink with mixer taps. Plumbing for washing machine. Radiator. Storage cupboard. Door to rear.

### **Stairs To First Floor Landing**

Radiator. Loft access. Airing cupboard housing hot water tank.

### **Bedroom One**

12' 4" max in to recess x 11' ( 3.76m max in to recess x 3.35m )

Window to front. Radiator. Range of fitted wardrobes to one wall. TV point. Remote control lighting.

### **En Suite**

Window to side. Shower cubicle. Low level wc. Tiled floor. Vanity wash hand basin with storage under. Extractor fan. Tiled walls.

### **Bedroom Two**

12' 5" max into recess x 9' 10" ( 3.78m max into recess x 3.00m )

Window to rear. Radiator. Range of fitted wardrobes to one wall.

### **Bedroom Three**

11' 9" x 8' 11" ( 3.58m x 2.72m )

Window to front. Radiator. TV point. Fitted wardrobes to one wall.

### **Bedroom Four**

9' 10" x 8' 10" ( 3.00m x 2.69m )

Window to rear. Radiator. TV point.

### **Bathroom**

Window to side. Panelled bath with shower mixer taps. Pedestal wash hand basin. Low level wc. Extractor fan. Radiator. Shaver point.

### **Outside**

Front garden is open plan with drive to side leading to the garage.

Rear garden is enclosed, laid to grass with shrubs bordering.

Side garden has Summer House (11ft 9ins x 8ft 2ins) Containing hot tub. Electric and lighting laid on. Door to front.

### **Garage**

18' 5" x 8' 10" ( 5.61m x 2.69m )

Electric roller shutter door. Window to rear. Door to side.

### **Workshop ( First Section )**

21' 3" x 12' ( 6.48m x 3.66m )

Two windows to front. Window to side.

### **Workshop ( Second Section )**

21' 2" x 15' 3" ( 6.45m x 4.65m )

Electric and lighting laid on. Separate cloakroom with low level wc. Wash hand basin. Extractor fan.



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## welcome to Charlemont Drive, Manea

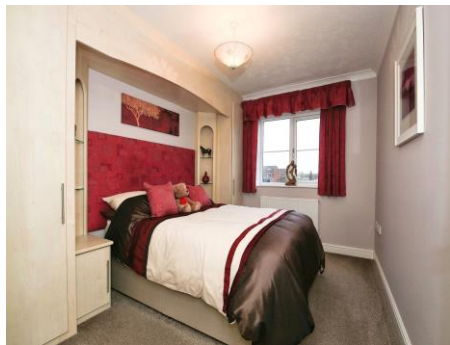
- Detached House
- Four Bedrooms
- En Suite to Bedroom One
- 20ft x 12ft Family Room
- Lounge plus Separate Dining Room
- Recently Fitted Kitchen
- Garage plus Workshop
- Village Location

Tenure: Freehold EPC Rating: D

# £430,000



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Property Ref:  
MCH113009 - 0002

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