



**Charlemont Drive, Manea PE15 0GA**

**welcome to**

**Charlemont Drive, Manea**

Work From Home ! Detached House with Workshop - Kitchen / Breakfast Room

Lounge plus Separate Dining Room - Four Bedrooms - Village Location \*\* Viewing Recommended \*\*



**Entrance Door**

to

**Hall**

Stairs leading off. Radiator.

**Ground Floor Cloakroom**

Window to front. Low level wc. Vanity wash hand basin. Radiator.

**Lounge**

22' 7" x 11' 9" ( 6.88m x 3.58m )

Window to front. French doors to garden. Feature fireplace with modern log effect electric heater and wood surround. 2 TV points. 2 telephone points.

**Dining Room**

11' 7" x 9' ( 3.53m x 2.74m )

Window to front. Radiator.

**Kitchen / Breakfast Room**

13' 10" x 10' 1" ( 4.22m x 3.07m )

Window to rear. Single drainer sink with mixer taps, 1 1/4 bowl. Radiator. Washing machine. Integrated dishwasher. Cooker. Microwave. Wall units with matching work surfaces and storage under. TV point.

**Stairs To First Floor Landing**

Airing cupboard housing hot water tank, which is lagged and has immersion. Radiator. Window to rear. Loft access.

**Bedroom One**

11' 10" x 10' 8" ( 3.61m x 3.25m )

Window to front. Radiator. TV point.

**En Suite**

Window to front. Radiator. Double shower cubicle. Low level wc. Pedestal wash hand basin. Extractor fan. Shaver point.

**Bedroom Two**

12' 1" x 11' 3" max ( 3.68m x 3.43m max )

Window to rear. Radiator. TV point.

**Bedroom Three**

11' x 7' 1" ( 3.35m x 2.16m )

Window to front. Radiator. TV point.

**Bedroom Four**

9' 3" x 7' 9" ( 2.82m x 2.36m )

Window to rear. Radiator. TV point.

**Bathroom**

Window to side. Panelled bath with shower above. Low level w.c. Pedestal wash hand basin. Radiator.

**Outside**

Front garden is laid to grass with drive to side leading to gated area for additional parking and paving to front door.

Rear garden is enclosed with patio area and laid to grass with gravelled drive.

**Workshop**

27' 9" x 19' 3" ( 8.46m x 5.87m )

Door to front. Electric single and 3 phase provided. Windows to either side. Loft access. Fitted workbench.

Separate cloakroom comprising low level w.c and pedestal wash hand basin.

**Garage**

22' 4" x 8' 11" ( 6.81m x 2.72m )

Door to side. Shutter door. Electric and lighting laid on. Oil central heating boiler.



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## Charlemont Drive, Manea

- Detached House
- Four Bedrooms
- 27ft x 19ft Workshop
- En Suite to Bedroom One
- Lounge plus Separate Dining Room
- Village Location

Tenure: Freehold

EPC Rating: D

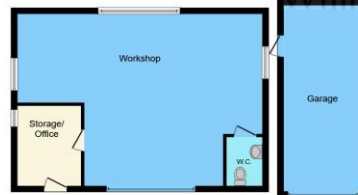
# £400,000



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
MCH113233 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01354 654545**



[march@williamhbrown.co.uk](mailto:march@williamhbrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williamhbrown.co.uk](http://williamhbrown.co.uk)