



Charlemont Drive, Manea PE15 0GD

welcome to

Charlemont Drive, Manea

Spacious Four Bedroom Detached House - Modern Energy Efficient Living - DOUBLE Garage with Workshop Space ** PERFECT FOR RUN A BUSINESS/ WORK FROM HOME ** Air Source Heating - Solar Panels - Peaceful Location Convenient to Amenities - NO ONWARD CHAIN



Entrance Door
to

Hall
Laminate floor. Radiator. Stairs leading off.

W.C.
Laminate floor. Window to front. Half vanity wash hand basin with mixer taps. Low level wc. Radiator. Part tiled.

Kitchen
16' 2" x 10' 1" (4.93m x 3.07m)
Door to rear. Window to rear. Electric oven, hob and cooker hood. Radiator. Wall units and base cupboards. Tiled splashbacks. Fridge/freezer. Understairs storage cupboard. Single drainer sink with mixer taps. Free standing appliances. Breakfast bar area.

Dining Room
14' 6" x 8' 9" (4.42m x 2.67m)
Bay window to front. Radiator. Laminate floor.

Living Room
22' 3" x 11' 8" (6.78m x 3.56m)
Window to front. Radiator. Sliding door to rear garden. Laminate floor.

Stairs To First Floor Landing
Loft access (which is part boarded) Storage cupboard.

Bedroom One
12' 5" x 12' (3.78m x 3.66m)
Window to front. Fitted wardrobes to one wall. Radiator.

En Suite
Window to front. Low level w.c. Heated towel rail. Wash hand basin. Tiled walls. Tiled floor. Double Jacuzzi shower cubicle.

Bedroom Two
11' 9" x 9' 4" (3.58m x 2.84m)
Window to rear. Radiator. Laminate floor.

Bedroom Three
11' 8" x 7' 1" (3.56m x 2.16m)
Window to front. Radiator.

Bedroom Four
9' 3" x 7' 7" (2.82m x 2.31m)
Window to rear. Radiator.

Bathroom
Window to side. Tiled floor. Low level wc. Vanity wash hand basin. Heated towel rail. Panelled bath with shower mixer taps and is tiled around. Underfloor heating.

Workshop
21' 1" x 10' 1" (6.43m x 3.07m)
Door to front. Two windows to side. Loft access.

Outside
Front garden has gated rear access which is block paved to the front. Mostly laid to grass and fenced with paths.

Rear garden has york stone patio with canopy and lighting/sockets. Garden is mainly laid to lawn. Side bin store. Air source pump.

Additional patio area behind workshop located perfectly next to the orchard with another lawned area. Septic tank to rear.

Double Garage
18' 3" x 14' 1" (5.56m x 4.29m)
Electric roller shutter door. Power and lighting. Loft access.

Garage 2 - 17ft 1in x 20ft 7ins . Electric roller shutter door to front. Low level w.c. Wash hand basin. Power and lighting throughout.



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welcome to

Charlemont Drive, Manea

- Four Bedroom Detached House
- En Suite to Master Bedroom
- Living Room plus Dining Room
- Kitchen / Breakfast Room
- Workshop plus Double Garage
- Air Source Heat Pump & Solar Panels
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B
Council Tax Band: D



offers in excess of

£435,000

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:
MCH114438 - 0002

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