

**ROBERT
HALE
HOMES FOR
SALE**

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX
MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**94B WESTFIELD ROAD
MANEA
PE15 0LS**

THE PROPERTY

BEAUTIFULLY PRESENTED, FIVE BEDROOMED DETACHED HOUSE SITUATED ON A LOVELY PLOT IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN RAILWAY STATION! * TWO BATH/SHOWER ROOMS PLUS TWO CLOAKROOMS! * SEPARATE DINING ROOM * 16FT FITTED KITCHEN * ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * MUST BE VIEWED TO BE FULLY APPRECIATED!

PRICE

OIRO £450,000

FREEHOLD

EPC BAND B

COUNCIL TAX

BAND E

FENLAND DISTRICT COUNCIL

REF. NO. M4926

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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94B WESTFIELD ROAD, MANEA

THE ACCOMMODATION (Dimensions given are approximate only).

ENTRANCE CANOPY With light

ENTRANCE HALL With stairway off, built in understairs cupboard, central heating thermostat.

LOUNGE 17' 10" (max) x 10' 7" (max) With double glazed French doors to rear garden.

DINING ROOM 11' 10" (max) x 9' 2" (max) With bay window, central heating thermostat.

FITTED KITCHEN/BREAKFAST ROOM 16' 2" (max) x 9' 4" (max) With preparation surfaces with drawers and cupboards under, under mounted stainless steel single drainer sink unit with mixer tap and cupboards under, built in dishwasher, built in electric oven, electric hob hood, built in fridge, range of wall cupboards, tiled floor, double glazed French doors to rear gardens, central heating thermostat.

GROUND FLOOR CLOAKROOM/W.C. With hand wash basin with mixer tap & tiled splash back, low level W.C., tiled floor, extractor fan.

UTILITY 9' 4" (max) x 5' 4" (max) With worktop with under mounted 1½ bowl sink unit with mixer tap and cupboard under, wall units, space/plumbing for washing machine, space for fridge freezer, wall mounted grant oil fired central heating boiler.

FIRST FLOOR

LANDING With central heating thermostat, built in airing cupboard housing hot water cylinder and immersion heater.

FAMILY BATHROOM/W.C./SHOWER ROOM With panelled bath with mixer tap, heated towel rail, low level W.C., tiled and screened shower cubicle with twin head thermostatic shower, part tiled walls, tiled floor, extractor fan, shaver point, pedestal wash basin with mixer tap.

BEDROOM NO. 1 13' 2" (max) x 10' 7" (max) With fitted wardrobes with mirror doors.

EN-SUITE SHOWER ROOM/W.C. With tiled & screened shower cubicle with twin head thermostatic shower, pedestal wash basin with mixer tap, low level W.C., heated towel rail, part tiled walls, tiled floor, extractor fan.

BEDROOM NO. 2 12' 6" (max) x 9' 3" (max).

BEDROOM NO. 3 10' 5" (max) x 9' 3" (max)

SECOND FLOOR

BEDROOM NO. 4 14' (max) x 9' 5" (max) With sloping ceiling, velux window.

BEDROOM NO 5 14' (max) x 10' 9" (max) With sloping ceiling, velux window.

CLOAKROOM/W.C. With hand wash basin with mixer tap & tiled splash back, low level W.C., tiled floor, velux window.

OUTSIDE **TIMBER STORE SHEDS OIL STORAGE TANK**
COLD WATER TAP OUTSIDE LIGHTS

GARAGE 16' 10" (max) x 9' (max) With up and over door, joist storage, power and lighting, personal door.

GARDENS To front down to a concrete/gravel driveway/multi-vehicle off road parking area with trees, shrubs, borders and a paved pathway to the front entrance door. Timber gate to the side of the property leads to the attractive enclosed rear garden which is laid to lawn with a paved patio area, gravel pathway and various shrubs.

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