

£350,000

Westfield Road, Manea, March, Cambridgeshire
PE15 0LS



To arrange a viewing call us now on 01354 694900

This NEARLY NEW, larger-than-average three-bedroom DETACHED property offers spacious, high-quality accommodation ideal for modern family living and benefits from a 10-year New Build Warranty for added peace of mind. The WELL-DESIGNED interior features a bright and airy living room stretching from front to rear, alongside a bespoke kitchen fitted with quartz worktops and integrated appliances, complemented by a separate utility room and cloakroom.

Upstairs, there are three generous double bedrooms, including a principal bedroom with ensuite, in addition to a stylish family bathroom.

Externally, the property boasts ample off-road parking and a good-sized rear garden, making it a superb, MOVE-IN-READY home finished to an excellent standard throughout.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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GROUND FLOOR

Living Room
5.91m (19'5") x 2.98m (9'9")
Window to front, double doors out to garden.

Kitchen/Dining Room
7.26m (23'10") x 3.19m (10'6")
Bespoke kitchen consisting of wall and base units with quartz worktops, eye level electric oven and microwave oven, four ring induction hob with extractor over, integrated full size fridge and freezer, window to front and double doors out to garden.

WC
1.81m (5'11") x 1.32m (4'4")
Fitted with a low level wc and hand wash basin.

Utility
2.26m (7'5") x 1.32m (4'4")
Fitted with a modern range of wall and base units with quartz worktops, plumbing for washing machine and space for tumble drier, airing cupboard, door out to garden.

FIRST FLOOR

Bedroom 1
4.40m (14'5") x 2.99m (9'10")
Window to rear, fitted wardrobes.

En-suite
2.97m (9'9") x 1.41m (4'7")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front.

Bedroom 2
3.31m (10'10") x 3.18m (10'5")
Window to front, fitted wardrobes.

Bedroom 3
3.54m (11'7") x 2.63m (8'8")
Window to rear, fitted wardrobes.

Bathroom
2.42m (7'11") x 1.93m (6'4")
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin set within vanity unit. Window to front.

OUTSIDE

The front garden is open plan and provides ample off road parking. To the rear, the garden is laid to lawn with lovely patio area.

SERVICES

The property has mains electricity and water. Drainage is via a treatment plan and heating is air source heat pump.

There are solar panels at the property which are owned and not leased.

AGENTS NOTE

Under Section 21 of the Estate Agency Act 1979, we must disclose that the vendor of this property is the partner of an employee of Ellis Winters (Chatteris) Ltd.

Fenland District Council tax band TBC
Energy rating B

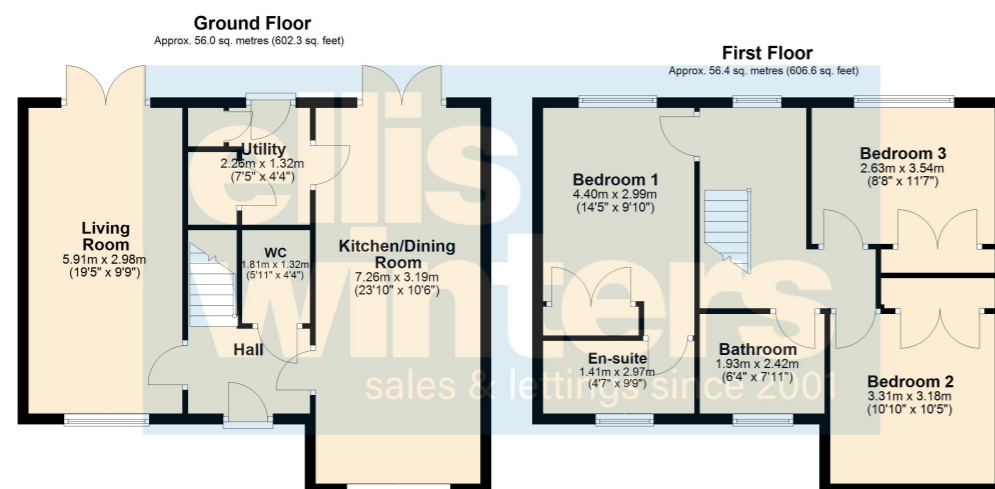
Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



Total area: approx. 112.3 sq. metres (1208.9 sq. feet)

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