

Guide Price

**£325,000-£340,000**

Westfield Road, Manea,  
March, Cambridgeshire PE15 0JG



**To arrange a viewing call us now on 01354 694900**

Beautifully updated throughout by the current owners, this stunning THREE BEDROOM DETACHED BUNGALOW sits privately behind ELECTRIC GATES and offers a single GARAGE along with ample OFF ROAD PARKING. Inside, the property boasts a spacious and light filled open plan kitchen/dining/living room, creating an ideal social and family space. There are three generous double bedrooms, including a luxurious main bedroom with an elegant EN SUITE, complemented by a stylish main bathroom featuring both a STATEMENT BATH and separate shower options. To the rear, a good sized garden provides the perfect outdoor retreat, completing this exceptional, ready to move into home.

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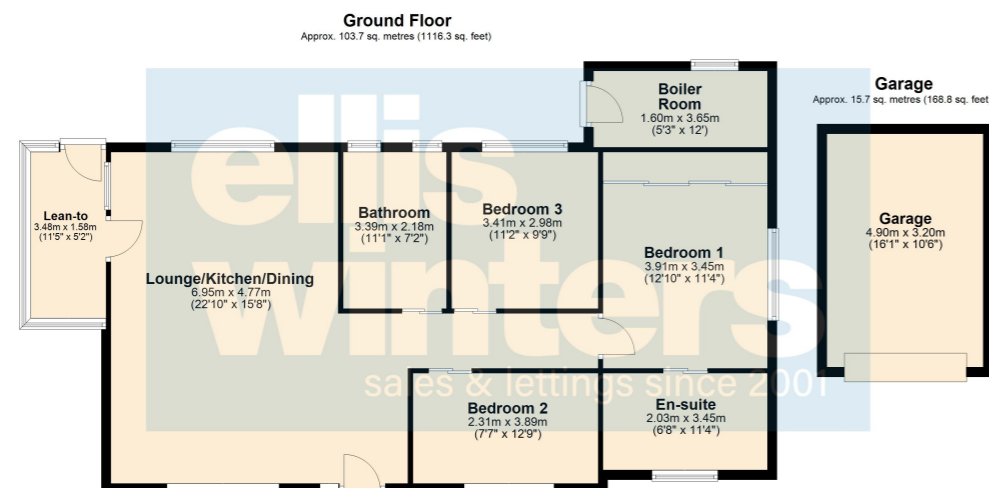


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Total area: approx. 119.4 sq. metres (1285.1 sq. feet)

#### GROUND FLOOR

**Lounge/Kitchen/Dining**  
4.77m (15'8") x 6.95m (22'10")  
The kitchen area is fitted with a matching range of wall and base units with luxury quartz worktops, housing single electric oven and four ring induction hob with extractor over, integrated dishwasher and plumbing for washing machine, larder cupboard, central island with breakfast bar area, single sink and drainer with hot water tap, window to rear.

The living dining area has window to front

**Bedroom 1**  
3.91m (12'10") x 3.45m (11'4")  
Window to side, fitted wardrobe.

**En-suite**  
3.45m (11'4") x 2.03m (6'8")  
Fitted with a double thermostat controlled shower cubicle with rainwater head and feature wall, low level wc and double side by side hand wash basin set within vanity unit. Window to front.

**Bedroom 2**  
3.89m (12'9") x 2.31m (7'7")  
Window to front, fitted wardrobe.

**Bedroom 3**  
3.41m (11'2") x 2.98m (9'9")  
Window to rear.

**Bathroom**  
3.39m (11'1") x 2.18m (7'2")  
Fitted with a double thermostat controlled shower cubicle which has rainwater head, feature slipper bath, low level wc and hand wash basin set within vanity unit. Two windows to rear, sliding door.

**Lean-to**  
Windows to all sides and door out to garden.

#### OUTSIDE

The property is enclosed behind double electric gates and a gravelled driveway provides ample off road parking and leads to the single garage. To the rear the garden is laid to lawn with patio area, storage shed and boiler store.

#### SERVICES

Mains electricity, water and drainage. The property has oil fired central heating.

Tenure freehold  
Energy rating D  
Fenland District Council Tax 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 £66.67 plus VAT per transaction (£80 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.

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