

Total area: approx. 195.7 sq. metres (2106.5 sq. feet)



Ground floor

First floor

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Parkside, Manea, March, Cambs, PE15 0FX

Village Location - Modern Detached House - 4 Double Bedrooms - Kitchen/Diner & Utility - 2 Reception Rooms - Ground Floor WC -First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway & Garage - No Upward Chain – EPC Rating: B - Call To View (01354) 696700

£475,000



Ground Floor

Entrance Hall
3.04m (10') x 2.00m (6'7")
Entrance door and window to front, tiled flooring with underfloor heating, stairs to first floor and door to:

Kitchen/Diner
7.19m (23'5") x 4.36m (14'3")max
Fitted with a matching range of base and eye level units with worktop space over and breakfast bar, sink with tiled splashbacks, integrated dishwasher, electric hob with extractor hood over and double

oven, tiled flooring with under floor heating, bi-fold door(s) and window to rear and door to:

Utility
2.37m (7'7") x 4.36m (14'3") max
Fitted with matching base units, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, tiled flooring with under floor heating, double glazed door to rear and door to:

WC
1.71m (5'7") x 1.10m (3'7")
Fitted two-piece suite comprising a vanity wash hand basin and low-level WC, heated towel rail, tiled flooring and double-glazed window to rear.

Lounge
5.53m (18'2") x 3.97m (13')
Double glazed window to front, fitted carpet with underfloor heating and wood burner.

Study
3.38m (11'1") x 3.04m (10')
Double glazed window to front and fitted carpet with underfloor heating.

First Floor

Landing
Double glazed window to front, fitted carpet, storage cupboard, radiator and door to:

Bedroom 1
5.19m (17') x 3.98m (13'1")
Double glazed window to front, fitted carpet, radiator and door to:

Dressing Area
2.69m (8'10") x 1.21m (4')
Fitted carpet, hanging rails, shelving and radiator.

En-suite
3.10m (10'2") x 2.59m (8'6")
Fitted three-piece suite comprising a shower cubicle, vanity wash hand basin and low-level WC, heated towel rail, vinyl

flooring, ceiling spotlights and double-glazed window to rear.

Bedroom 2
6.78m (22'3") x 2.89m (9'6")
Double glazed window to rear, fitted carpet and radiator.



Bedroom 3
3.41m (11'2") x 3.08m (10'1")
Double glazed window to front, fitted carpet and radiator.

Bedroom 4
3.29m (10'10") x 2.94m (9'8")
Double glazed window to rear, fitted carpet and radiator.

Bathroom
2.55m (8'4") x 2.46m (8'1")max
Fitted four-piece suite comprising a bath, shower cubicle, vanity wash hand basin and WC, vinyl flooring, ceiling spotlights and skylight.

Outside
The property has a driveway to the front, leading to the single garage. There is also a generous enclosed rear garden mostly laid to lawn with a patio area and shed.



Garage 6.98m (22'11") x 2.90m (9'6")
Electric garage door, power and lighting and boiler cupboard,

EPC Rating: B



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