



**Westfield Road, Manea PE15 0LN**

**welcome to**

**Westfield Road, Manea**

Stunning Family Home - Approx 2500 sq ft (sts) - Open Plan kitchen/ family/ dining room. - Utility Room - Four Bedrooms - En Suites to Bedrooms 1 & 2 - Air Source Heat Pump - Under Floor Heating - Oak Doors - Garage - Workshop with Separate Drive and Utilities - 0.3 Acre Plot (sts)



### **Please Note**

The property benefits from under floor heating. Air source heat pump. Oak doors.

### **Entrance Door**

to

### **Hall**

Stairs leading off. Tiled floor. Walk in airing cupboard housing heating system.

### **Ground Floor Shower Room**

Tiled floor. Low level wc. Vanity wash hand basin. Heated towel rail. Shaver point. Walk in shower cubicle. Extractor fan.

### **Kitchen / Dining/ Living Room**

Kitchen - Two electric double ovens. Single drainer sink with mixer taps, 1 1/4 bowl. Integrated dishwasher. Centre island with oak worktops. Induction hob. Two wine coolers. Wall units with oak worktops and storage under.

Living Room - Log burner. Tiled floor. TV point. Bi-folding doors to garden. Two windows to rear.

### **Utility Room**

Door to either side. Oak worktops. Butler sink with mixer taps. Plumbing for washing machine. Tiled floor.

### **Bedroom Three ( Ground Floor )**

Window to front. Tiled floor.

### **Bedroom Four ( Ground Floor )**

Window to front. Tiled floor.

### **Stairs To First Floor Landing**

(2.07m x 6.55m) Skylight to side. Vertical radiator. (Currently being used as a study area)

### **Bedroom One**

Two windows to rear. Three radiators. Two skylights to side. TV point. Storage units into eaves. Fitted wardrobes.

### **En Suite**

Comprising four piece suite. Slipper bath. Tiled floor. Shower cubicle. Extractor fan. Vanity wash hand basin with storage under. Low level wc. Heated towel rail.

### **Bedroom Two**

Window to front. Two skylights to side. TV point. Loft access. Storage into eaves

### **En Suite**

Shower cubicle. Low level wc. Vanity wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

### **Outside**

Private drive for multi vehicle parking. Drive to side leading to the garage/ workshop/ store (5.12m x 2.95m)

Rear garden is enclosed with patio area and laid to grass.

Workshop/ Store (own access via Westfield Road)

Workshop 1. (3.69m x 5.63m) Roller shutter door to front. Under floor heating. Electric and lighting. Own water and oil central heating. Roller shutter to :

Workshop 2 (5.77m x 4.75m)

Office/ Store Room (3.71m x 3.69m) Door and window to front.

Store (4.62m x 3.69m) Door to side.

Store 2 (3.74m x 4.64m)

### **Garage/ Store**

(5.11m x 2.94m) Remote roller shutter door. Electric and lighting. Vertical radiator

Office to the rear (2.75m x 3.0m) Window to rear. Vertical radiator. Telephone point.

Cloakroom - Tiled floor. Vanity wash hand basin. Heated towel rail. Low level wc.



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# welcome to Westfield Road, Manea

- Stunning Family Home
- Four Bedrooms
- En Suites to Bedrooms 1 & 2
- Open Plan Kitchen/ Dining/ Living Room
- Garage with Office/ Store to Rear
- Workshops/ Store
- Private Drive with Multi Vehicle Off Road Parking
- Air Source Heat Pump & Under Floor Heating

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

offers in excess of  
**£550,000**



Total floor area 320.6 m<sup>2</sup> (3,451 sq.ft.) approx  
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.propertybox.io



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MCH114603 - 0004

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