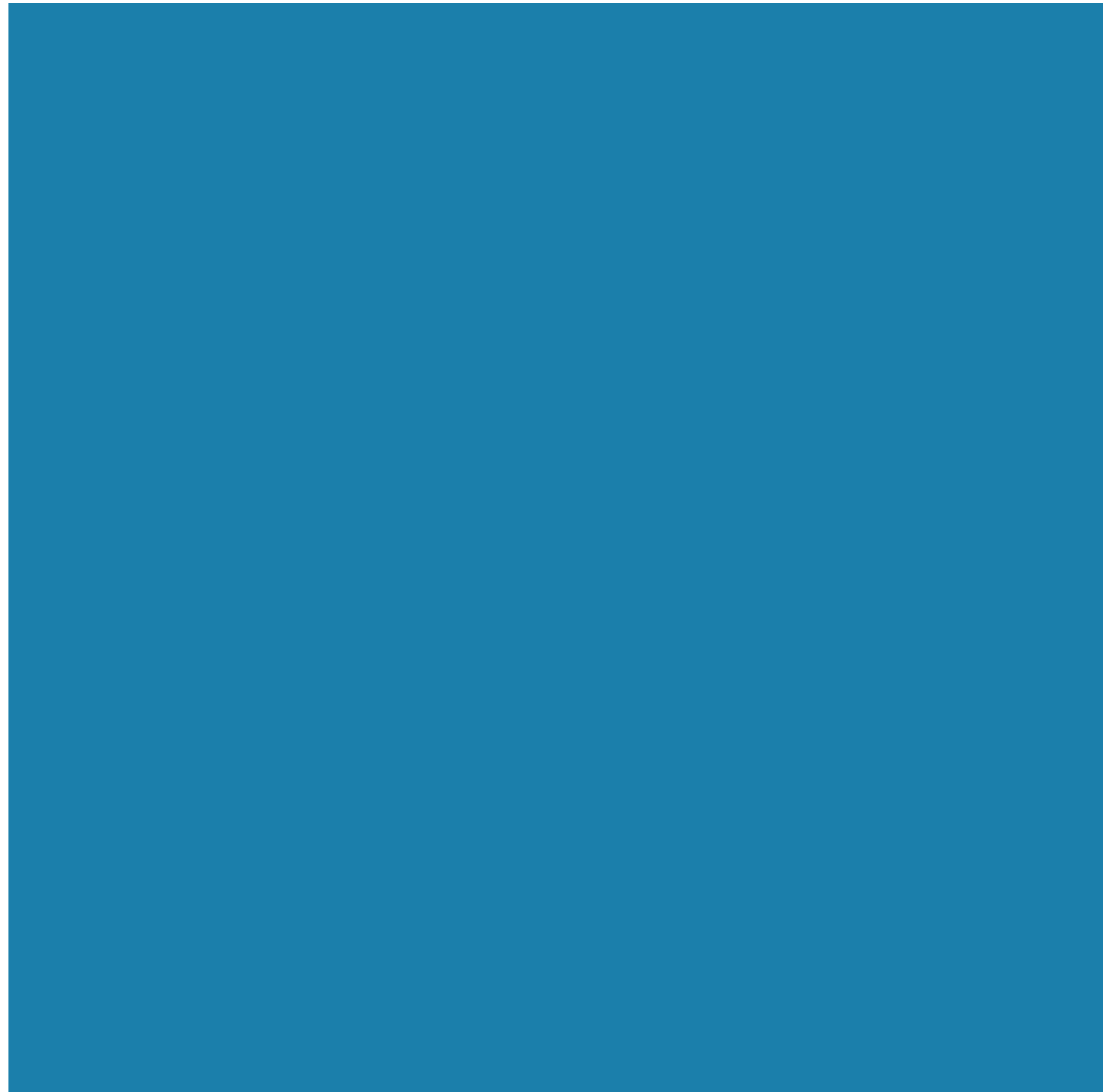




ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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£425,000

Station Road, Manea, Cambridgeshire PE15 0JL



To arrange a viewing call us now on 01354 694900

Full of charm, character and deceptively spacious, this beautifully presented and extended FOUR-BEDROOM DETACHED family home offers generous and versatile accommodation throughout. The welcoming entrance hall features a lovely FIREPLACE and leads to three well-proportioned reception rooms, providing plenty of flexibility for family living, entertaining or working from home. There is also a delightful COTTAGE STYLE KITCHEN/BREAKFAST ROOM, useful utility room and cloakroom. Upstairs, there are four good-sized double bedrooms, a spacious family bathroom and an EN-SUITE shower room, making this an ideal home for a growing family. Outside, the property continues to impress with an abundance of space, including a lovely VERANDA, various storage sheds and OFF-ROAD PARKING. The veranda provides a wonderful spot for relaxing or entertaining, while the gardens offer plenty of room to enjoy the outdoors. A charming and versatile family home, beautifully presented and offering far more space than you might initially expect. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

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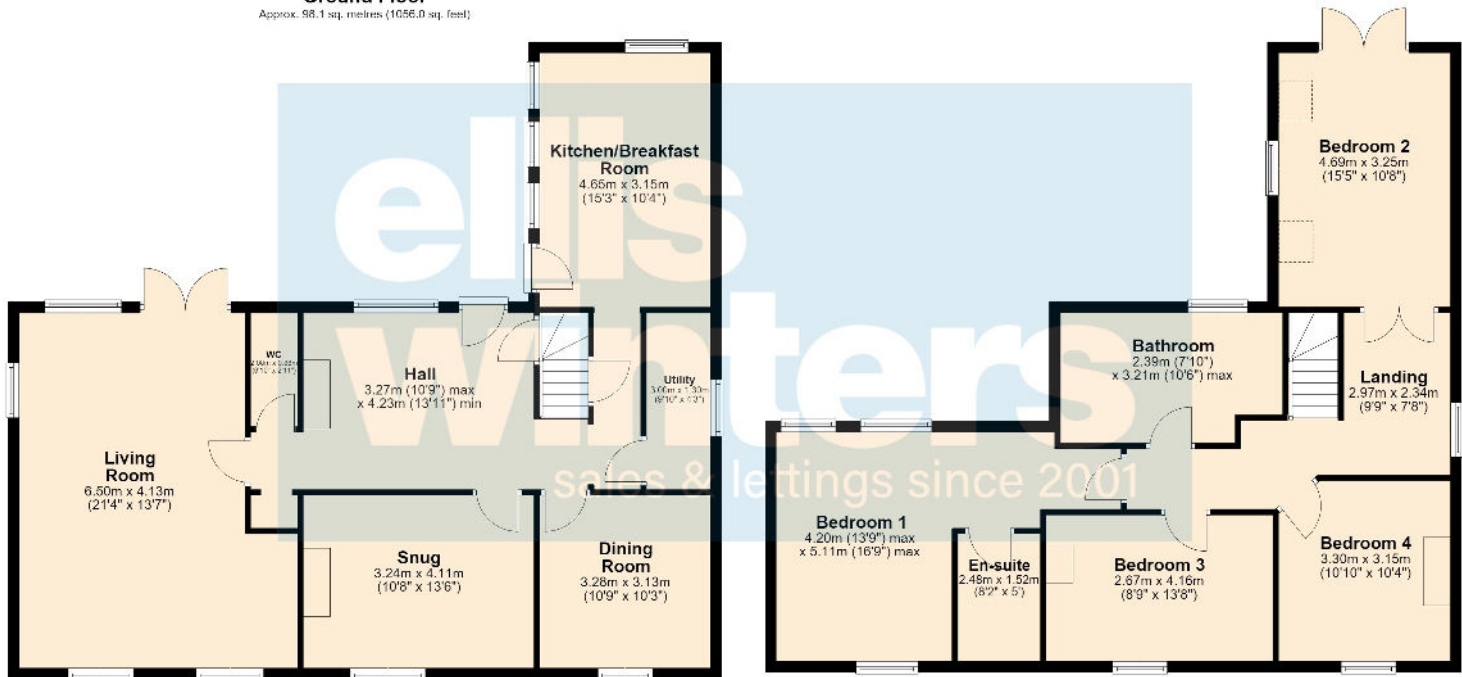


Ground Floor

Approx. 98.1 sq. metres (1056.0 sq. feet)

First Floor

Approx. 80.2 sq. metres (863.4 sq. feet)



Ground Floor

Hall

4.23m (13'11") min x 3.27m (10'9") max
Window to rear, stunning cast iron working open fireplace with feature side oven, tiled floor and storage cupboard

Living Room

6.50m (21'4") x 4.13m (13'7")
Windows to front, side and rear. Bioethanol wood burner style fire, under floor heating, tiled floor, double doors to rear garden

Snug

4.11m (13'6") x 3.24m (10'8")
Window to front, working open fireplace with stone surround and alcove storage cupboards with shelving above, exposed floorboards

Dining Room

3.28m (10'9") x 3.13m (10'3")
Feature fireplace with tiled inserts, wood panelling to walls, exposed floorboards and window to front

Kitchen/Breakfast Room

4.65m (15'3") x 3.15m (10'4")
Cottage style kitchen with butler style sink, space for fridge/freezer, range style cooker, plumbing for dishwasher, quarry tiled floor, windows to side and rear and door out to garden

Utility

3.00m (9'10") x 1.30m (4'3")
Original butler sink, plumbing for washing machine, oil boiler, quarry tiled floor and window to side.

WC

2.08m (6'10") x 0.88m (2'11")
Fitted with a high level wc and hand wash basin. Feature exposed pipes and brickwork, under floor heating

First Floor

Landing

2.97m (9'9") x 2.34m (7'8")
Perfect relaxation space for reading or listening to music. Window to side

Bedroom 1

5.11m (16'9") max x 4.20m (13'9") max
Windows to both front and rear, vaulted ceiling with exposed wood, under floor heating

En-suite

2.48m (8'2") x 1.52m (5')
Fitted with a double shower cubicle, low level wc and hand wash basin.

Bedroom 2

4.69m (15'5") x 3.25m (10'8")
Velux windows to side, vaulted ceiling with exposed wood, double doors onto balcony which has stairs down. Used as an office by our sellers

Bedroom 3

4.16m (13'8") x 2.67m (8'9")
Window to front

Bedroom 4

3.30m (10'10") x 3.15m (10'4")
Window to front, feature fireplace

Bathroom

3.21m (10'6") max x 2.39m (7'10")
Fitted with a spa bath, separate corner shower cubicle, mid level wc and hand wash basin. Wood panelling to walls, storage cupboard and window to rear

Services

Mains electricity, water and drainage. The property has oil fired central heating. There is a car charging point.

Outside

The property is accessed via a shared driveway to one side and parking is at the rear of the property. There is potential for additional parking if required and there is a car charging point in situ. The beautiful cottage style garden has various brick weave patio areas, stunning veranda for some shade on those sunny days, established borders and stairs leading up to the balcony on Bedroom 2. There is an area of natural garden used for vegetable growing and there are a variety of storage sheds.

Agents Note

Please note that during the sellers renovation of the property, all walls have been internally insulated.

Tenure Freehold

Council Tax Band B
EPC tbc

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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