



High Street, Manea March

Price: Freehold £375,000

- Spacious Three Story Detached House
- 22Ft Lounge With Patio Doors to Garden
- 17Ft High Quality Kitchen Diner
- Ground Floor Cloakroom & Utility Room
- Five Generous Bedrooms, Master With En-Suite
- Large Extensive Parking Area
- Beautifully Landscaped Gardens to Side & Rear

EPC Rating: D



Ground Floor

Entrance Hall Part double part glazed entrance door and double glazed window to front aspect, radiator, stairs to first floor landing with under-stairs storage cupboard, pine wooden flooring and doors to:

WC Double glazed window to front aspect, suite comprising pedestal wash hand basin with mixer tap and tiled splashback and close coupled WC, heated towel rail and pine wood flooring.

Lounge

6.81m (22'4") x 3.47m (11'5") Double glazed windows to front and rear aspects, double glazed double doors to rear, open fireplace with marble surround, and granite hearth, two radiators, pine wood flooring and wall lights.

Kitchen/Dining Room

5.35m (17'7") x 4.71m (15'5") max Double glazed windows and doors to rear aspect, fitted with a matching range of base and eye level units and drawers, concealed under-unit lighting, solid wood worktop, butler style sink with mixer tap and granite drainer either side, built-in oven, built-in hob with pull out extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, concealed boiler, part tiled walls, radiator, wooden flooring, ceiling and spotlights and door to:

Utility

1.97m (6'6") x 1.94m (6'4") Double glazed window to front aspect, fitted units, worktop, stainless steel sink with mixer tap, part tiled walls, plumbing for washing machine, space for fridge/freezer, radiator and wooden flooring.

Galleried First Floor

Landing Double glazed window to front aspect, radiator, stairs to ground floor and second floor landing, spotlights and doors to:

Bedroom 1

3.86m (12'8") into wardrobes x 3.12m (10'3") Double glazed window to rear aspect, fitted with a range of wardrobes with mirrored sliding doors, radiator and door to:

En-suite Double glazed window to rear aspect, suite comprising wash hand basin with mixer tap, storage under and tiled splashback, shower enclosure with fitted shower, close coupled WC, towel rail, wooden flooring and spotlights.

Bedroom 2

3.61m (11'10") x 3.47m (11'5") Double glazed window to front aspect, radiator and wooden flooring.

Bedroom 3

3.47m (11'5") x 3.09m (10'2") Double glazed window to rear aspect, built-in wardrobe with sliding door, radiator and wooden flooring.

Bathroom Five piece suite comprising bath with mixer tap, wash hand basin with storage under and mixer tap, double shower enclosure with fitted shower rainfall attachment, bidet and close coupled WC, double glazed window to front aspect, heated towel rail, useful area for make-up and dressing with recessed lighting

Second Floor

2nd Floor Landing Stairs to the first floor, wooden flooring, wall lights and doors to:

Bedroom 4

4.31m (14'2") max x 3.76m (12'4") Skylight windows to rear aspect, built-in storage cupboard, radiator, wooden flooring and recessed lighting.

Bedroom 5

3.76m (12'4") x 3.50m (11'6") max Velux style window to rear aspect, radiator, wooden flooring and recessed lighting



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CHA100264 - 0008

Front

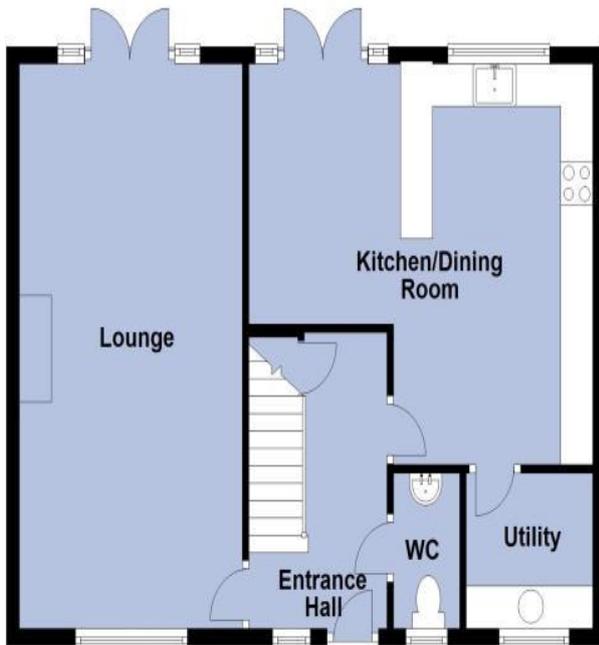
The property boasts a generous gravel parking area, landscaped flower borders, lawn area and gated access at both sides to the rear of the property. Enclosed with wood fencing and hedges also electric gates as well as a manual gate to the side of the property

Rear and Side Garden

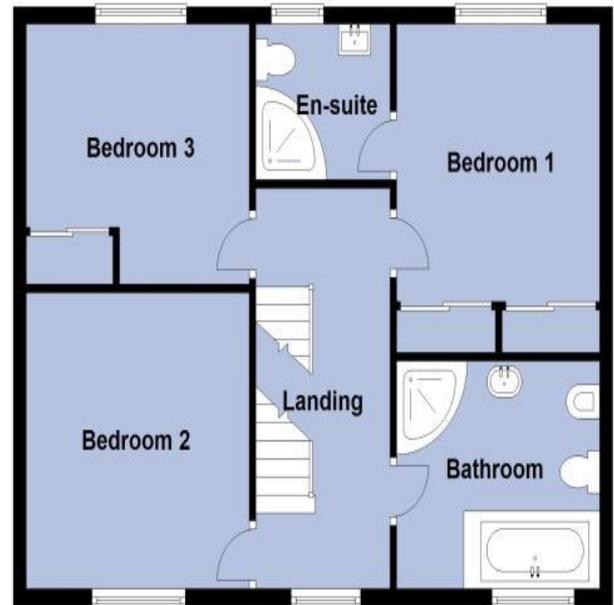
Gate to the side allows access to a further garden area to the side of the property with timber summerhouse and storage shed, concealed oil tank and leads to the rear of the property where there is a raised planted bed, paved patio and decorative gravel area, outside tap

Agents Note Please note there is a pedestrian and vehicular right of way to the side of the property for the property to the rear which acts as a right of way only and no stopping or parking is allowed. Speak to us for further details.

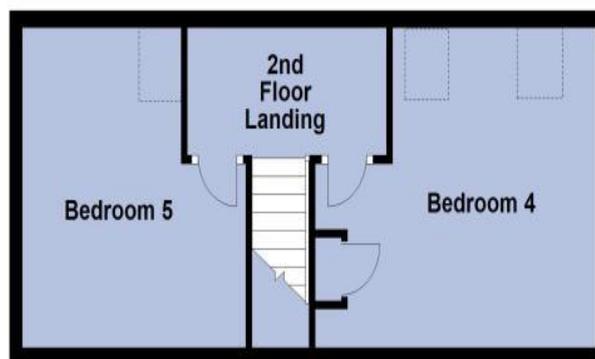
Ground Floor



First Floor



Second Floor



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selling your property?
call us to arrange your
FREE MARKET APPRAISAL

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