



Charlemont Drive, Manea PE15 0GA

welcome to

Charlemont Drive, Manea

Are you looking for a multi generational living property situated within the sought after village of Manea? There is a four bedroom detached house along with a two bedroom detached bungalow and a garage. Phone 01354 654545 to book your viewing.



Entrance Hall

Part glazed door to front. Stairs to First Floor.

Sitting Room

Dual aspect with window to front. Double doors into Conservatory.

Kitchen / Breakfast Room

Kitchen fitted with a range of base and wall units. Window to rear aspect into Conservatory. Plumbing for washing machine. 1 1/2 bowl single drainer sink. Flaver electric range cooker. 5 ring ceramic hob, two ovens and grill. Integral dishwasher. Breakfast bar. Understairs storage cupboard. Space for American style fridge. Door to Entrance Hall. Door to Conservatory.

Study

Window to front.

Conservatory

Triple polycarbonate roof. Double doors to rear garden. Further double doors to side.

W.C.

Suite comprising low level w.c. Frosted window to front. Wash hand basin.

First Floor Landing

Part galleried landing. Window to rear. Built in airing cupboard. Access to loft space.

Master Bedroom

Part wood panelling. Window to front. Door to

En Suite

Comprising double shower cubicle with rainfall head. Pedestal wash hand basin. Low level w.c. Frosted window to front. Chrome fittings including a heated towel rail over Victorian style radiator.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bedroom Four

Window to rear.

Family Bathroom

Suite comprising claw foot roll top bath with rainfall shower over. Chrome fittings including heated towel rail over Victorian style radiator. Low level w.c. Pedestal wash hand basin. Frosted window to side.

Bungalow / Annexe**Kitchen / Breakfast Room**

Open plan and fully fitted with a range of wall and base units. Integral dishwasher. Built in double oven. Window to front and side. Ceramic four ring hob. 1 1/2 single bowl single drainer sink unit. Double doors to front aspect. Open plan to Sitting Room. Door to

Utility Room

Fitted with a range of wall and base units. Plumbing for washing machine. Window to side. Part glazed door to rear.

Sitting Room

Window to rear aspect.

Inner Hall

Walk in storage cupboard (which could be converted into a small Study)

Bedroom One

Window to rear.

Bedroom Two

Window to front.

Shower Room

Central drain. Low level w.c. Pedestal wash hand basin. Frosted window to front.

Outside

The property is approached via electric double gates. There is a drive providing parking which in turn gives access to the detached garage.

Gardens are mainly laid to lawn with trees, shrubs and bushes. Large patio area (which has been "dog proofed" and gravel area to the rear of the Bungalow.

Agents Note

EPC: C

Council Tax Band: D

Services: Mains electric, water, oil fired central heating, septic tank drainage

Please note. The rail line from Manea runs adjacent to the garden of the property.



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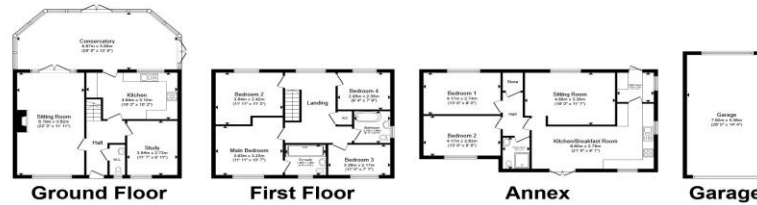
Charlemont Drive, Manea

- Detached Four Bedroom Family Home
- Separate Detached Two Bedroom Bungalow within the grounds
- Perfect for multi-generational living
- Large conservatory accessed from fully fitted kitchen
- Spacious and versatile accommodation throughout
- Garage and ample outside space
- Attractive gardens

Tenure: Freehold

EPC Rating: C

Council Tax Band: D



Total floor area 263.1 m² (2,832 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

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£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH113265 - 0002

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