



Charlemont Drive, Manea March
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Fully Self-Contained Annex
- Ample Off-Road Parking Plus Garage
- Sought After Village Location
- Ensuite Plus Family Bathroom

Ground Floor

Entrance Hall

Composite door to front, stairs to first floor. Access to Lounge, Kitchen/Diner and WC.

WC

Frosted window to front. Hard flooring. Pedestal sink with tiled splash backs and low-rise toilet.

Lounge

Window to front and double doors to rear leading out to garden. Fitted carpet. Feature fireplace.

Kitchen/Diner

Window to front and window to rear overlooking garden room. Access door into garden room. Fitted carpet. The kitchen is fitted with a range of base and wall units with tiled splash backs.



Composite sink, integrated fridge/freezer, double oven and electric hob with overhead extractor fan. Storage cupboard. Wall mounted air con unit.

Garden Room

Double doors to side leading out to garden, windows to rear and two skylights with blinds. Hard flooring. Access into utility room.

Utility Room

Window to rear and window and door to side leading out to garden. Hard flooring. Base units with tiled splash backs. Composite sink. Space for washing machine and tumble dryer. Access to two versatile storerooms.

First Floor

Bedroom One

Window to front. Fitted carpet. Built in cabinetry, wardrobes and dresser. Access into ensuite.

Ensuite

Frosted window to front. Three-piece suite comprising of large shower cubicle, pedestal sink and low-rise toilet.

Bedroom Two

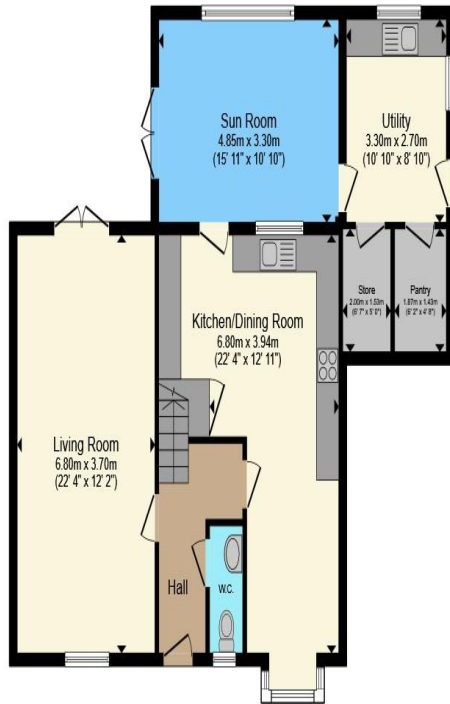
Window to rear. Fitted carpet. Built in wardrobes.

Bedroom Three

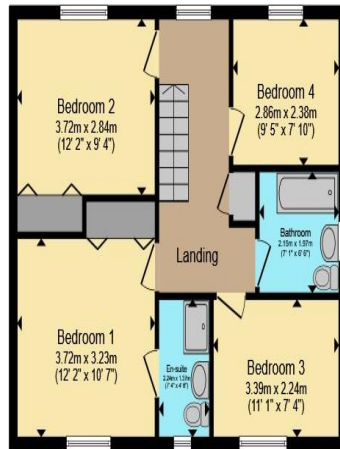
Window to front. Fitted carpet.

Bedroom Four

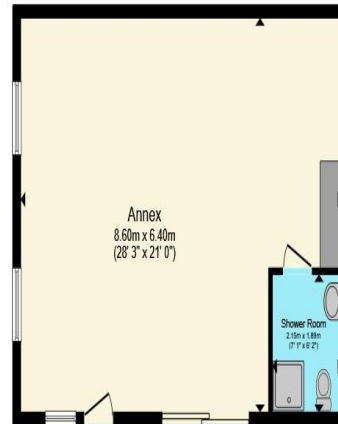




Ground Floor



First Floor



Annex

Total floor area 206.9 m² (2,227 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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Window to rear. Fitted carpet.

Bathroom

Frosted window to side. Hard flooring and partly tiled walls. Three-piece suite comprising of panelled bath, pedestal sink and low-rise toilet.

Annex

Kitchenette/Lounge/Bedroom

Sliding door, window and single door to front. Hard flooring and fitted carpet. Base units with tiled splashbacks, integrated fridge. Air con unit. Access to shower room.

Shower Room

Hard flooring. Half tiled walls. Three-piece suite comprising of shower cubicle, vanity sink with storage and low-rise toilet

Garage

Up and over door plus single door to front. Power and light

Outside

The front of the property is walled off from the public path with an opening to the paved driveway. Landscaped with lawn and mature

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

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