

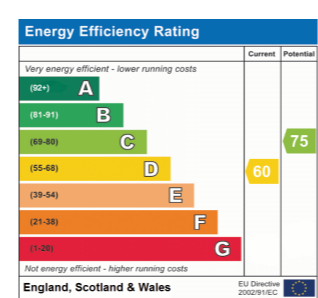


Manor Close, Wyton PE28 2AG

£375,000



- Established Semi Detached Property
- Living Room And Dining Room
- Conservatory
- Three Bedrooms
- Air Source Heat Pump, Solar Panels And Batteries
- Ample Driveway Parking To Include Space For A Motor Home
- Beautiful Established Gardens
- Walking Distance to Local primary School, Shops And Pubs
- Extremely Sought After Village



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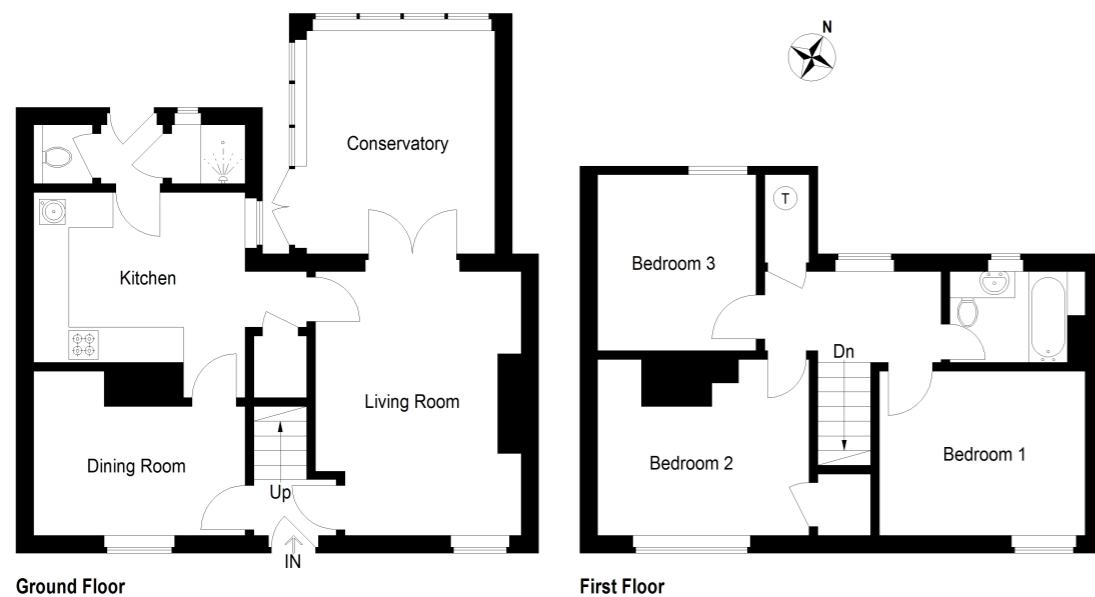
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Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1056296)
Housepix Ltd



UPVC Double Glazed Door To

Entrance Hall

Radiator, stairs to first floor.

Living Room

14' 6" x 11' 3" (4.42m x 3.43m)

Double glazed window to front aspect, double glazed French doors to **Conservatory**, two radiators.

Dining Room

11' 7" x 8' 4" (3.53m x 2.54m)

A double aspect room with double glazed windows to front and side elevations, radiator.

Conservatory

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed windows over looking garden, double glazed roof, radiator, tiled floor.

Kitchen

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed window to side, fitted in a range of base and wall mounted units, drawer units, complementary granite work surfaces and tiled surrounds, stainless steel circular sink with extendable mixer tap, fitted electric oven, gas hob, spaces and plumbing for dishwasher and washing machine, under stairs storage cupboard, door to **Rear Lobby**.

Cloakroom

Double glazed window to rear, fitted with low level WC.

Rear Lobby

UPVC double glazed door to rear.

Shower Room

Double glazed window to rear, shower cubicle, heated towel rail, tiled surrounds.

First Floor Landing

Double glazed window to rear, access to loft space, airing cupboard housing hot water cylinder.

Bedroom 1

12' 0" x 8' 7" (3.66m x 2.62m)

A double aspect room with double glazed windows to front and side elevations, built in cupboard, radiator.

Bedroom 2

11' 4" x 8' 10" (3.45m x 2.69m)

A double aspect room with double glazed windows to front and side elevations, radiator.

Bedroom 3

9' 9" x 8' 7" (2.97m x 2.62m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with mixer shower over and folding shower screen, tiled surrounds, radiator, tiled floor.

Outside

The front garden is laid to lawn with planted borders, hedging, pathway to front door with outside courtesy light. To the side of the property is the air source heat pump, a gravelled driveway providing off road parking for several vehicles and additional gated off road parking ideal for a motorhome or trailer. The rear garden is fully enclosed offering several seating areas, a selection of fruit trees and vegetable plots, laid to lawn, garden shed and green house.

Garden Room

11' 0" x 8' 0" (3.35m x 2.44m)

Timber and glazed door, two windows to front, power and light connected.

Agents Note

The current owners have vastly improved the running costs and energy efficiency of the property by installing an air source heat pump and solar panels with batteries and also benefiting from a feed-in tariff.

Tenure

Freehold

Council Tax Band - C

