Offers over **£200,000**

Edwards Way, Manea, Cambridgeshire PE15 0HY



To arrange a viewing call us now on 01354 694900

Introducing a stunning TWO-BEDROOMextended semi-detached house perfectly blends modern living with Upon entering, you'll be comfort. captivated by the beautiful OPEN-PLAN KITCHEN, dining, and family room, designed for both entertaining and everyday family life. The fabulous living room features a stylish MEDIA WALL, creating the perfect ambiance for movie nights or relaxation. Additionally, this home boasts a separate OFFICE space, ideal for remote work or study. Outside, enjoy the convenience of OFF-ROAD PARKING and a charming courtyard garden perfect for a spot of relaxation.





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Ground Floor

Kitchen/Dining Room

7.42m (24'4") max x 3.65m (12')

Fitted with a modern range of wall and base units housing ceramic sink and drainer, range style cooker with extractor over, plumbing for dishwasher and space for fridge/freezer, breakfast bar, dining/family area, window to



Living Room

5.16m (16'11") x 2.45m (8')

Feature media wall with integrated electric fire, window to rear and door out to garden

3.15m (10'4") x 2.25m (7'5") Window to front.

Utility

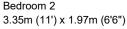
2.25m (7'5") x 1.26m (4'2")

Plumbing for washing machine and space for tumble drier, base unit housing single sink and drainer



Bedroom 1

3.15m (10'4") x 2.69m (8'10") Window to front, over stairs wardrobe



Window to rear, fitted wardrobe

Bathroom

Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to rear





There is a driveway which provides off road parking for one vehicle but there is ample on street parking directly outside.

To the rear, the garden is laid to lawn and houses the oil tank which is approximately 2 years old, there is also a storage shed and side gate providing access to the front.

Services

Mains electricity, water and drainage. The property has oil fired central heating. The boiler is approximately 2 years old.

Tenure Freehold EPC - D Council Tax B







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