

Offers over
£200,000

Edwards Way, Manea, Cambridgeshire PE15 0HY



To arrange a viewing call us now on 01354 694900

Introducing a stunning TWO-BEDROOM extended semi-detached house that perfectly blends modern living with comfort. Upon entering, you'll be 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.



Total area: approx. 80.2 sq. metres (863.6 sq. feet)

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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 front

Outside

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.



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

Services

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



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

Tenure Freehold
EPC - D
Council Tax B

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

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

First Floor

Bedroom 1
3.15m (10'4") x 2.69m (8'10")
Window to front, over stairs wardrobe

Bedroom 2
3.35m (11') x 1.97m (6'6")
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



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