

£450,000

Pooh Corner, Purls Bridge Drove, Manea,  
Cambridgeshire PE15 0ND



**To arrange a viewing call us now on 01354 694900**

Rurally located and surprisingly spacious, this SIX-BEDROOM DETACHED BUNGALOW offers versatility and room to grow both inside and out. Set on a generous plot with OFF ROAD PARKING to the front and rear, the property provides excellent space for a growing family. Inside, you'll find a well-planned layout featuring separate living and dining rooms, a practical kitchen with a supporting utility room, and six bedrooms including one EN-SUITE, plus TWO FAMILY BATHROOMS. Outside, a good-sized GARDEN accommodates a separate VEGGIE PLOT and a PATIO area with a SUMMERHOUSE, perfect for relaxing or entertaining in a tranquil rural setting. This home combines flexible accommodation, practical amenities, and opportunities for future expansion, making it ideal for those seeking comfort and potential.

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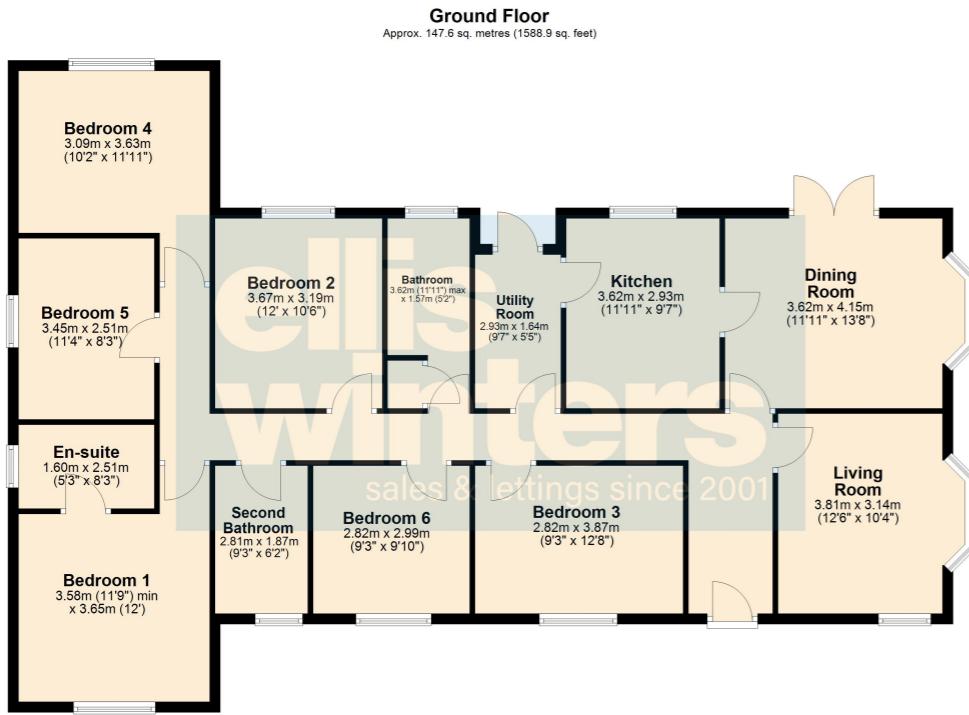
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#### Ground Floor

**Bedroom 5**  
3.45m (11'4") x 2.51m (8'3")  
Window to rear

**Bedroom 6**  
2.99m (9'10") x 2.82m (9'3")  
Window to side

**Dining Room**  
4.15m (13'8") x 3.62m (11'11")  
Bay window to front, double doors out to garden

**Kitchen**  
3.62m (11'11") x 2.93m (9'7")  
Fitted with a wooden range of wall and base units housing double electric oven and four ring ceramic hob with extractor over, 1 1/2 sink and drainer, plumbing for dishwasher and space for fridge/freezer, window to side

**Utility Room**  
2.93m (9'7") x 1.64m (5'5")  
Fitted with a matching range of wall and base units with plumbing for washing machine and door out to garden

**Bedroom 1**  
3.65m (12') x 3.58m (11'9") min  
Window to side

**En-suite**  
2.51m (8'3") x 1.60m (5'3")  
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side

**Bedroom 2**  
3.67m (12') x 3.19m (10'6")  
Window to side

**Bathroom**  
3.62m (11'11") max x 1.57m (5'2")  
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to side, airing cupboard

**Bedroom 3**  
3.87m (12'8") x 2.82m (9'3")  
Window to side

**Bedroom 4**  
3.63m (11'11") x 3.09m (10'2")  
Window to side

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

**Disclaimer**  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

**Bedroom 5**  
3.45m (11'4") x 2.51m (8'3")  
Window to rear

**Bedroom 6**  
2.99m (9'10") x 2.82m (9'3")  
Window to side

**Second Bathroom**  
2.81m (9'3") x 1.87m (6'2")  
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin set within vanity unit. Window to side.

#### Outside

The front of the property is enclosed by picket style fencing and is laid to gravel for off road parking. There is also a rear vehicular access which in turns leads to the workshop (this is asbestos) and approx. 30m x 20m which has power and light.

The mature garden is stocked with an abundance of plants, fruit trees and shrubs, there is a shaped lawn, patio area with summerhouse plus an ornamental pond.

#### Services

Mains electricity and water. Heating is via an air source heat pump which was only installed in September 2025. Drainage is into a septic tank.

There are 9 solar panels on the property which are owned outright and provide a good feed to the property.

**Tenure** Freehold  
Energy rating B  
Council Tax D