

Offers In Region Of
£425,000

Scholars Close, Manea, March, Cambridgeshire
PE15 0HF



To arrange a viewing call us now on 01354 694900

This EXCEPTIONAL four-bedroom DETACHED home offers generous space and versatility for a growing family. IMMACULATELY presented throughout, the property features a welcoming living room and a separate family room for relaxed living and entertaining. The modern kitchen/diner opens via double doors to the garden, creating a seamless indoor-outdoor flow, complemented by a convenient utility room and a ground-floor cloakroom. Upstairs, all four bedrooms are doubles, with bedrooms 1 and 2 both benefitting from en-suite shower rooms. A well-appointed family bathroom serves the remaining two bedrooms.

Outside, a good-sized rear garden provides ample space for outdoor living. A double GARAGE with a rear office area adds versatility, while plentiful off-road parking completes this desirable offering.

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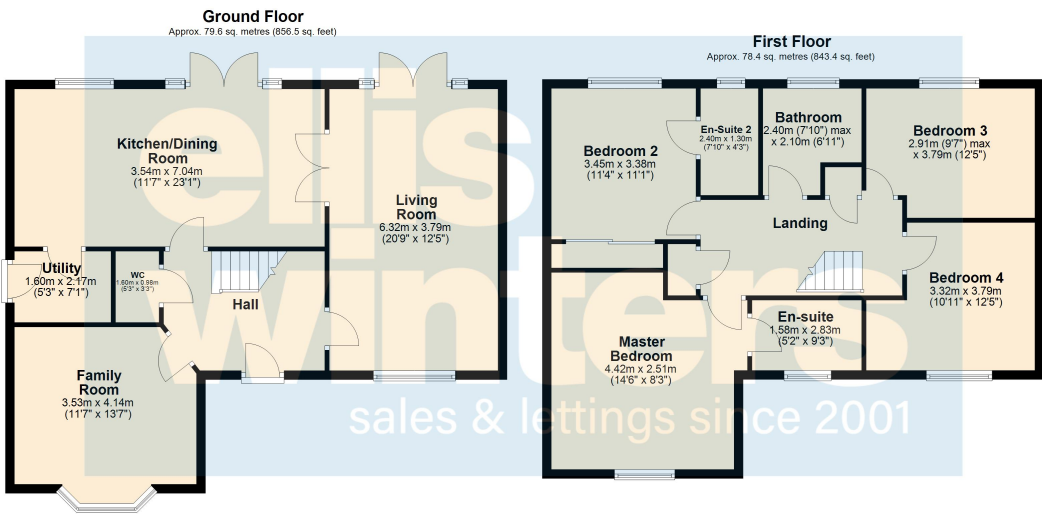
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Total area: approx. 157.9 sq. metres (1699.9 sq. feet)

GROUND FLOOR

Living Room
6.32m (20'9") x 3.79m (12'5")
Window to front and double doors out to rear garden.

Family Room
4.14m (13'7") x 3.53m (11'7")
Bay window to front.

Kitchen/Dining Room
7.04m (23'1") x 3.54m (11'7")
Fitted with a modern range of wall and base units with wooden worktops and island, integrated fridge/freezer, microwave, dishwasher and bins, boiling water tap, wine fridge (not fully working), double electric oven and four ring induction hob with extractor over. Windows to rear and double doors out to garden.

Utility
2.17m (7'1") x 1.60m (5'3")
Fitted with a modern range of wall and base units with wooden worktops, plumbing for washing machine and space for tumble drier, door out to garden.

WC
1.60m (5'3") x 0.98m (3'3")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Master Bedroom
4.42m (14'6") x 2.51m (8'3")
Window to front.

En-suite
2.83m (9'3") x 1.58m (5'2")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 2
3.45m (11'4") x 3.38m (11'1")
Window to rear, fitted wardrobe.

En-Suite 2
2.40m (7'10") x 1.30m (4'3")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.

Bedroom 3
3.79m (12'5") x 2.91m (9'7") max.
Window to rear.

Bedroom 4
3.79m (12'5") x 3.32m (10'11")
Window to front.

Bathroom
2.40m (7'10") max x 2.10m (6'11")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear.

OUTSIDE

To the front of the property the garden is open plan and laid to lawn with shrub borders. A double garage to one side has open and over door power and light. There is off road parking in front.

To the rear, the garden is laid to lawn with patio area. A door to the rear of the garage leads to an enclosed office which has power and light.

AGENTS NOTE

Please note there are maintenance charges associated with common areas on the development, these amount to approx. £282 pa

Freehold
Fenland District Council tax band E
Energy rating B

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 £40 + VAT (£48) 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
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