









# welcome to

# The Osiers Edwards Way, Manea

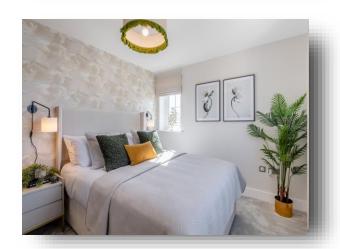
Plot 25 - Four Bedroom Detached House - French Doors to Garden - GARAGE - Dual Aspect Lounge - Choice of a wide range of stylish kitchens with integrated appliances - En Suite to Bedroom One - Quality flooring fitted throughout - Dedicated EV charging point - Air Source Heat pump













### Lounge

16' 5" x 12' 1" ( 5.00m x 3.68m ) excluding bay

A spacious and airy living space with windows to both front and rear, ideal for entertaining or unwinding.

# **Dining Room**

11' 2" x 8' 7" ( 3.40m x 2.62m )
A flexible space perfect for hosting, working, or family dining.

#### Kitchen

16' 2" x 10' (4.93m x 3.05m) including family area but excluding bay

# Utility

5' 6" x 4' 6" ( 1.68m x 1.37m )

# Study

7' 5" x 6' 9" ( 2.26m x 2.06m ) Ideal for remote work or homework zone.

#### W.C

#### **First Floor**

#### **Bedroom One**

12' 2"  $\times$  11' 6" (  $3.71m \times 3.51m$  ) A relaxing double room and modern en suite shower room.

#### **En Suite**

#### **Bedroom Two**

13' 8" max  $\times$  10' 8" ( 4.17m max  $\times$  3.25m ) excluding AC

#### **Bedroom Three**

11' 4" max x 10' 3" ( 3.45m max x 3.12m )

#### **Bedroom Four**

10' 8" x 9' 8" max ( 3.25m x 2.95m max )

#### **Bathroom**

# **Detached Garage & Driveway**

Private parking and storage with a dedicated EV charging point.

# **Premium Specification**

High-quality Howdens kitchen with integrated appliances

Air Source Heat Pump with smart heating controls

EV Charging Point included

Quality flooring throughout

Landscaped front garden

Peaceful plot position with kerb appeal

#### Note

Some photos used may be of a similar property





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# The Osiers Edwards Way, Manea

- BRAND NEW, Energy Efficient Detached House
- Four Bedrooms, Including Main Bedroom En Suite to Master
- Contemporary Kitchen / diner with french doors to garden
- High Spec Howdens kitchen with integrated appliances
- Bright Dual-Aspect Lounge (16'5" x 12'1")

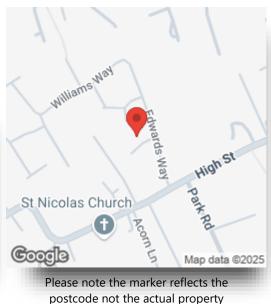
Tenure: Freehold EPC Rating: Exempt

# £470,000









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