



**Plot 25 The Osiers, Edwards Way, Manea PE15 0HY**

*welcome to*

**The Osiers Edwards Way, Manea**

Plot 25 - Flooring & Appliances Included - worth £5,500 ! \*\* Four Bedroom Detached House

Impressive kitchen diner with doors to garden, utility, lounge, study, ensuite to main bedroom, driveway and garage!



## The Osiers

The Osiers is an elegant collection of 2-bedroom bungalows and 2, 3 and 4 bedroom houses set in the attractive village of Manea located in the much sought-after heart of the Fens. With local amenities, a primary school and rail connections, moving to The Osiers is the perfect opportunity to join an established community and live the rural idyll while still being well connected to nearby towns and cities.

The Osiers is an elegant collection of contemporary homes located in the charming village of Manea, comprising of two-bedroom bungalows, ideal for those looking to down-size, 2 bed properties for first-time buyers and a range of 3 and 4 bedroom homes perfect for growing families.

Living at The Osiers you will benefit from being in the heart of the Fenland countryside whilst still being connected with great transport links, a school and a number of local amenities right on your doorstep.

As well as benefiting from a fantastic high base specification including integrated appliances and standard flooring, we aim to give every new homeowner peace of mind with a 2 year builder warranty and 10 year structural warranty.

## The Holly

The Holly at The Osiers is a beautifully appointed four bedroom detached home, offering thoughtfully designed living space with premium finishes throughout. Ideal for families, professionals or downsizers seeking a low-maintenance, high-spec property, this home balances comfort, practicality and modern style. The impressive Kitchen/ Diner offers integrated appliances, breakfast bar, space for Dining table and French Doors to rear garden, there is an additional Utility Room, Study and spacious Lounge.

The Holly also offers four bedrooms with ensuite to main bedroom and additional family bathroom, garage and driveway.

## Entrance Hall

### Study

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

### Lounge

16' 5" x 12' 1" ( 5.00m x 3.68m )  
A spacious and airy living space bay window to front, 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 / Diner

16' 2" x 10' ( 4.93m x 3.05m )  
Impressive Kitchen/ Diner fitted with a high spec range of wall and base units with 1.5 bowl sink, integrated dishwasher, fridge / freezer, LED under pelmet lighting, chrome sockets where visible, LVT flooring. Space for Dining area and French doors to rear garden.

### Utility

5' 6" x 4' 6" ( 1.68m x 1.37m )  
Work surface with integrated washing machine and Sink. Door to garden.

### Bedroom One

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

### Bedroom Two

13' 8" x 10' 8" ( 4.17m x 3.25m )

### Bedroom Three

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

### Bedroom Four

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

## Bathroom

Bath with shower over and full height tiled wall, WC, wash hand basin, LVT flooring, Chrome towel rail.

## Outside

Driveway providing parking leading to garage, EV charging point.

## Specification

Air source heat pump with a supporting water cylinder, radiators to all rooms with thermostatic valves, programmable heating controller. Low energy lighting throughout.

passive ventilation system to improve air circulation and reduce the risk of condensation.

Integrated Kitchen appliances including Fridge / Freezer, Oven and hob, Dishwasher, Washer / Dryer. Light Oak veneer internal doors.

EV charger point. Chrome sockets and switches where visible, TV points and Sky Q connectivity, external lighting, chime doorbell, smoke, heat and carbon monoxide detectors installed, mains powered intruder alarm.

Contemporary LVT flooring throughout the Kitchens, WCs and bathrooms with high quality carpets in bedrooms and stairs.

## Information

Tenure: Freehold

Size: Approx. 1,406 sq ft

Predicated EPC Rating: B

Electric supplied by EON

Water - Anglian Water

Broadband - BT Open Reach

Some photos used are of similar properties / CGI and are to be used as a guide only, any specification or measurement is to be used as a guide only and is subject to change.



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welcome to

## The Osiers Edwards Way, Manea

- Brand New Energy Efficient Detached Family Home
- Four Bedrooms with En Suite To Master
- Detached Garage & Driveway
- Study / Home Office
- Impressive Kitchen/ Diner with Integrated Appliances, Utility & French doors to Garden
- EV Charger, Air Source Heat Pump & Water Cylinder

Tenure: Freehold

EPC Rating: TBA

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH114543 - 0002

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