

£340,000

Scholars Close, Manea, Cambridgeshire PE15 0HF



To arrange a viewing call us now on 01354 694900

This modern four-bedroom DETACHED family home enjoys stunning open field views and is BEAUTIFULLY PRESENTED throughout, offering the perfect opportunity to simply move in and enjoy. The well-planned accommodation comprises a spacious living room, kitchen/dining room and the added convenience of a ground floor cloakroom. Upstairs are four good-sized bedrooms, with bedroom one benefiting from an EN-SUITE shower room, together with a family bathroom.

Outside, the SOUTH-FACING rear garden provides an excellent space for relaxing and entertaining, featuring an extensive patio, while to the front there is a single GARAGE and ample off-road parking.

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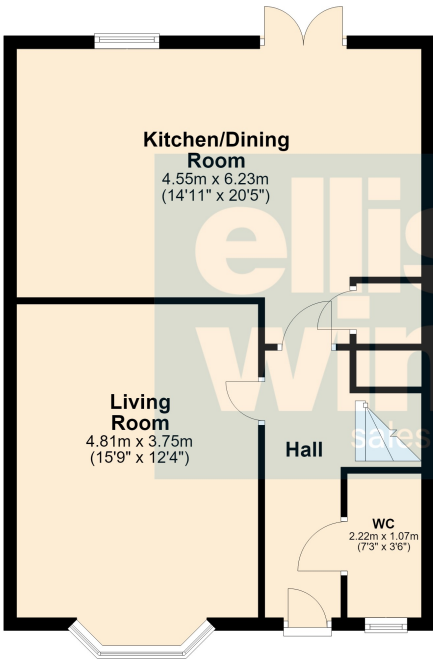
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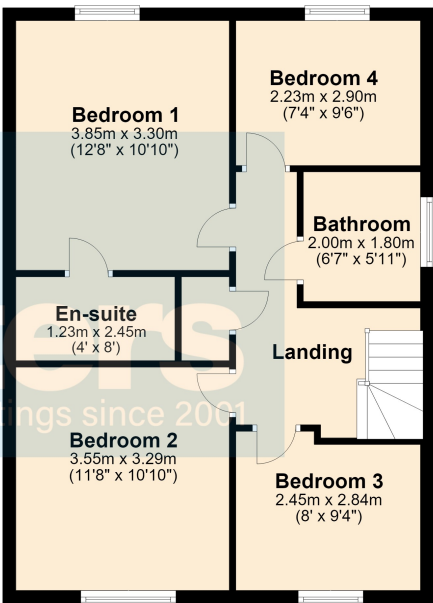
Ground Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 sq. feet)

GROUND FLOOR

Hall  
Stairs rising to first floor.

WC  
2.22m (7'3") x 1.07m (3'6")  
Fitted with a low level wc and hand wash basin. Window to front.

Living Room  
4.81m (15'9") x 3.75m (12'4")  
Bay window to front, laminate flooring.

Kitchen/Dining Room  
6.23m (20'5") x 4.55m (14'11")  
Fitted with a modern range of wall and base units housing re-fitted double electric oven and four ring induction hob with extractor over, plumbing for washing machine, integrated dishwasher, LPG gas boiler, tiled floor, storage cupboard, window to rear and double doors out to garden.

FIRST FLOOR

Bedroom 1  
3.85m (12'8") x 3.30m (10'10")  
Window to rear.

En-suite  
2.45m (8') x 1.23m (4')  
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2  
3.55m (11'8") x 3.29m (10'10") plus 0.09m (0'4") x 0.09m (0'4")  
Window to front.

Bedroom 3  
2.84m (9'4") x 2.45m (8')  
Window to front.

Bedroom 4  
2.90m (9'6") x 2.23m (7'4")  
Window to rear. Used as a dressing room and wardrobes will remain.

Bathroom  
2.00m (6'7") x 1.80m (5'11")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to side.

OUTSIDE  
The front of the property is open plan and laid with white granite grave. A driveway to one side provides off road parking and leads to the single garage which has electric roller door, power and light.

To the rear, the south facing garden is laid to lawn with extended patio area.

SERVICES  
Mains electricity, water and drainage. The property has calor gas central heating. Our sellers have installed solar panels which are owned by them and will transfer on completion. There is a 10kw battery in support and during the summer months there are zero costs to pay in electricity and very limited costs during the Winter months.

MANAGEMENT FEES  
Please note there are management fees payable on this development for common areas which amount to approximately £218 p.a.

Freehold  
Fenland District Council tax band D  
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 £66.67 plus VAT per transaction (£80 inc VAT), 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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