

£350,000

Plot 1 Rose Gardens, Off Westfield Road,  
Manea, March, Cambridgeshire PE15 0LS



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

This NEW BUILD sits within a small development and offers spacious, versatile living in a detached bungalow.

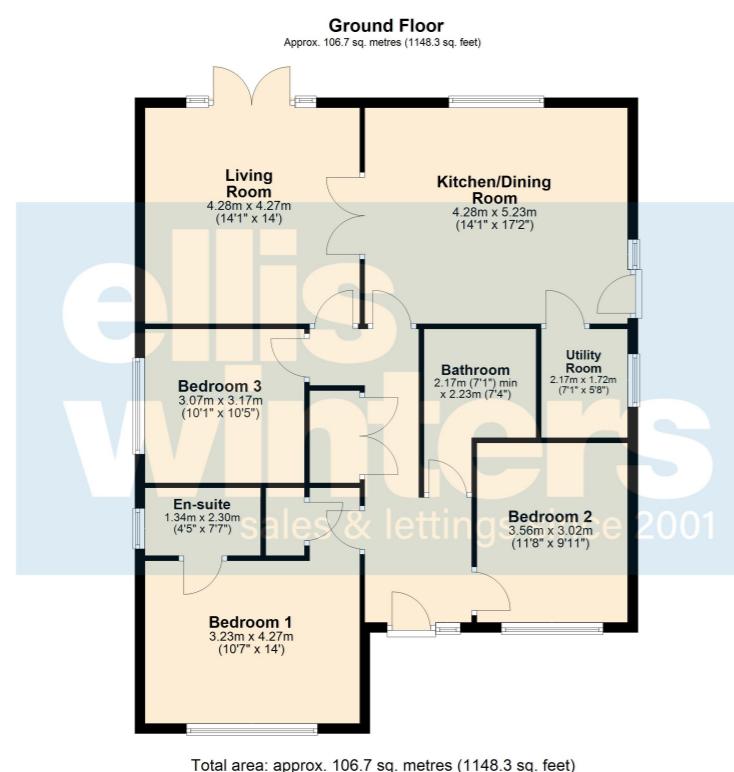
Built with attention to detail, it's light and airy throughout and features a living room with double doors opening into a generous kitchen/diner, a utility room, three double bedrooms, plus a family bathroom and an en-suite shower room.

Outside, there is off-road parking to the front and a private rear garden, providing practical space for everyday life and entertaining.

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**Kitchen/Dining Room**  
5.23m (17'2") x 4.28m (14'1")  
Fitted with a matching range of wall and base units with stunning quartz worktop and feature plinth lighting, eye level double electric oven, induction hob with extractor over, integrated dishwasher, fridge/freezer and wine cooler, windows to both rear and side, door out to garden, double doors into living room.

**Living Room**  
4.28m (14'1") x 4.27m (14')  
Double doors out to rear garden with floor to ceiling windows to each side.

**Utility Room**  
2.17m (7'1") x 1.72m (5'8")  
Fitted with base units, plumbing for washing machine and space for tumble drier, window to side.

**Bathroom**  
2.23m (7'4") x 2.17m (7'1") min  
Fitted with a panelled bath with mains shower over, low level wc, hand wash basin set within vanity unit and towel rail.

**Bedroom 1**  
4.27m (14') x 3.23m (10'7")  
Window to front, large store cupboard/wardrobe potential.

**En-suite**  
2.30m (7'7") x 1.34m (4'5")  
Fitted with a double shower cubicle, low level wc, hand wash basin set within vanity unit, towel rail and window to side.

**Bedroom 2**  
3.56m (11'8") x 3.02m (9'11")  
Window to front.

**Bedroom 3**  
3.17m (10'5") x 3.07m (10'1")  
Window to side.

**OUTSIDE**  
The property is located along a private roadway within a small development of just four properties in total. The front garden is open plan and laid to lawn and a driveway to one side provides ample off road parking where there is also an EV Charging Point.

To the rear the garden is also laid to lawn with a lovely porcelain paved patio. There is a small storage area.

**SERVICES**  
Mains electricity, water and drainage. The property has under floor heating throughout run by an air source heat pump. Drainage is pumped and there will be a residents run management company to cover maintenance etc of this.

**Freehold**  
Fenland District Council tax band - TBC  
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 £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**  
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