

Guide Price

**£425,000 - £450,000**

Parkside, Manea, Cambs PE15 0FX



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

A beautifully presented FOUR-BEDROOM DETACHED family home offering versatile and spacious accommodation. At the heart of the property is a stunning OPEN-PLAN KITCHEN, DINING AND LIVING AREA complete with BI-FOLD DOORS opening onto the rear garden—perfect for modern family life and entertaining. The ground floor also features a UTILITY room with WALK-IN PANTRY, a separate office, and a flexible additional reception room or bedroom. Upstairs, there are three well-proportioned bedrooms, including an impressive principal bedroom with a large ENSUITE and separate SAUNA ROOM. A stylish family bathroom serves the remaining bedrooms and includes both bath and shower facilities. Outside, the property benefits from a generous rear garden with a VERANDA seating area, lawn and various patio options. A substantial garage (approximately one and a half acres in depth) and AMPLE OFF ROAD PARKING complete this attractive home.

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Ground Floor

**Kitchen/Dining/Living Room**  
7.09m (23'3") max x 6.89m (22'7")  
The kitchen area has stunning bronze effect bank of units housing side by side oven and combi oven, contrasting base units housing Siemens induction hob with extractor over, space for fridge/freezer, 1 ½ sink and drainer, corian worktops and window to rear. The Living area and feature media wall and is open to the dining area with has lantern windows to the roof and bi-fold doors leading out to the rear garden

**Utility**  
2.83m (9'3") x 1.75m (5'9")  
Fitted with a matching range of wall and base units housing single sink and drainer, plumbing for washing machine, tumbler drier and dishwasher, walk in plant room and door out to garden

**Pantry**  
2.65m (8'8") x 1.64m (5'5")  
Fabulous space with shelving and window to rear

**Office**  
3.11m (10'2") x 2.45m (8')  
Window to front

**Bedroom 4 / Family Room**  
3.95m (13') x 2.76m (9'1")  
Window to front. Used as a gym by our seller

**WC**  
2.93m (9'7") x 1.12m (3'8")  
Fitted with a low level wc and hand wash basin. Window to side

First Floor

**Bedroom 1**  
5.61m (18'5") x 3.34m (10'11")  
Window to front, fitted wardrobes, double doors with Juliet balcony

**En-suite**  
3.93m (12'11") x 3.40m (11'2")  
Fitted with a double shower cubicle, low level wc and hand wash basin. Separate sauna cubicle. Window to rear

**Bedroom 2**  
3.84m (12'7") x 3.15m (10'4")  
Window to front

**Bedroom 3**  
3.35m (11') x 2.87m (9'5")  
Window to rear

**Bathroom**  
3.84m (12'7") x 2.35m (7'9")  
Fitted with a double shower cubicle, panelled bath, low level wc and hand wash basin set within vanity unit. Window to rear

**Outside**  
The front garden is enclosed by post and chain and has hardstanding for off road parking. There are raised flower/shrub borders. The Garage 6.91m (22'8") x 3.43m (11'3") has electric roller door, window to side and door leading to rear garden

To the rear, the garden has shaped lawn, veranda patio area,, separate covered patio, storage sheds, feature trees plus a mature olive tree.

Services

Mains electricity, water and drainage. Heating is via an air source heat pump. There is also a heat recovery system throughout the property. The solar panels are owned by the property.

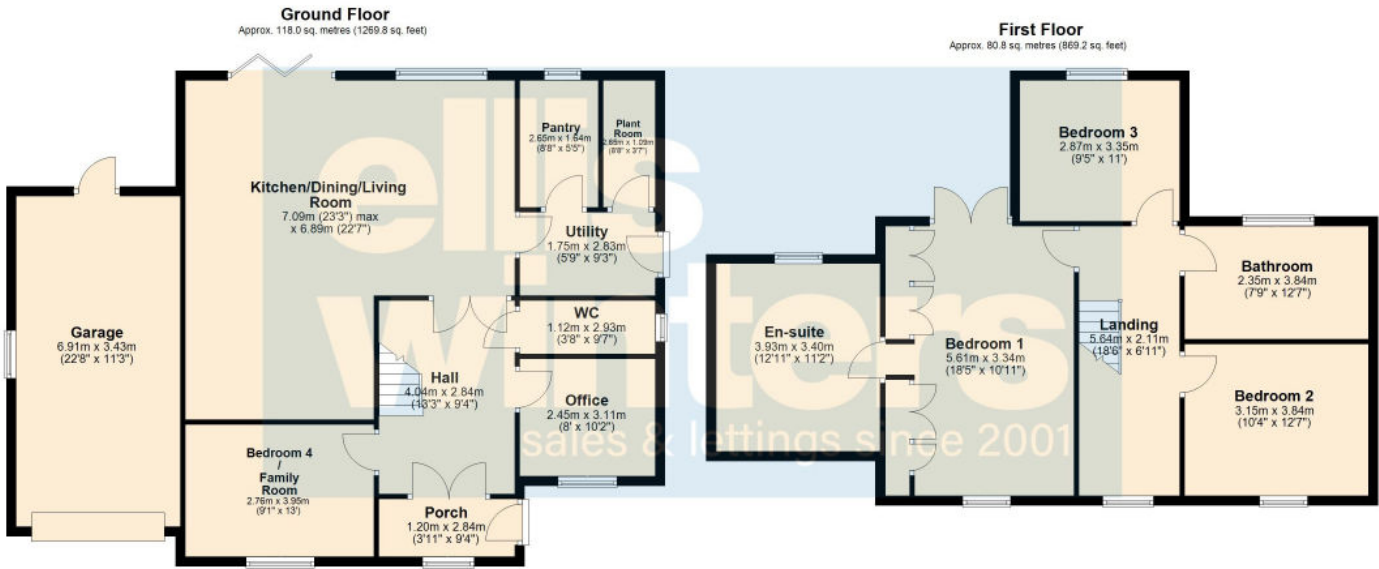
Tenure freehold  
Council Tax band E  
EPC A

**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.

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Total area: approx. 198.7 sq. metres (2139.0 sq. feet)

