

Offers in Excess Of  
**£375,000**

Russell Court, Station Road, Ramsey, Huntingdon PE26 1GA



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

Set within a cul-de-sac location close to many amenities, this spacious five bedroom detached family home has ample off road parking, plus garage space.

This has been a happy home for the sellers with versatile accommodation as their children grew.

The accommodation comprises separate living and dining rooms, kitchen and utility, ground floor WC and bedroom 5/office.

Upstairs there are four good size bedrooms with an en-suite to the master plus the family bathroom.

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#### GROUND FLOOR

##### PORCH

Upvc construction with door into hall.

##### HALL

Storage cupboard, stairs rising to first floor.

##### WC

Fitted with a low level WC and hand wash basin.

##### LIVING ROOM

4.09m (13'5") x 3.89m (12'9")  
 Box bay window to front.

##### DINING ROOM

3.44m (11'3") x 2.65m (8'8")  
 Patio door leading into conservatory.

##### KITCHEN

3.69m (12'1") x 2.40m (7'10")  
 Fitted with a matching range of wall and base units complete with gas/electric range style cooker, plumbing for dishwasher and space for fridge/freezer 1 1/2 sink and drainer, window to rear.

##### UTILITY

2.42m (7'11") max. x 1.72m (5'8")  
 Fitted with wall and base units housing single sink and drainer, plumbing for washing machine and space for tumble drier, boiler cupboard, window to side and door out to garden.

##### BEDROOM 5

2.63m (8'8") x 2.42m (7'11")  
 Window to side. This is part of the original garage which has been converted.

##### CONSERVATORY

3.13m (10'3") x 2.95m (9'8")  
 Brick and UPVC construction with double doors out to garden.

#### FIRST FLOOR

##### MASTER BEDROOM

4.10m (13'5") x 3.23m (10'7")  
 Window to front, fitted wardrobes.

##### EN-SUITE

Re-fitted with a single shower cubicle, low level WC and hand wash basin, feature circular window to front.

##### BEDROOM 2

3.76m (12'4") x 3.54m (11'7")  
 Window to rear.

##### BEDROOM 3

3.43m (11'3") x 2.52m (8'3")  
 Window to front.

##### BEDROOM 4

3.73m (12'3") x 2.31m (7'7")  
 Window to rear.

##### BATHROOM

3.73m (12'3") x 1.88m (6'2")  
 Re-fitted with a three piece suite comprising panelled bath with mains shower over, low level WC and hand wash basin set within vanity unit. Window to rear.

#### OUTSIDE

Access to the property is over a private driveway shared with two other properties.

#### SINGLE GARAGE

2.72m (8'11") x 2.42m (7'11")  
 Standard up and over door, power and light.

To the rear the garden is laid mainly to lawn with paved patio area, storage shed which has power and light.

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

#### VIEWING

By arrangement with elliswinters&co

Huntingdonshire District Council

Tax band - D

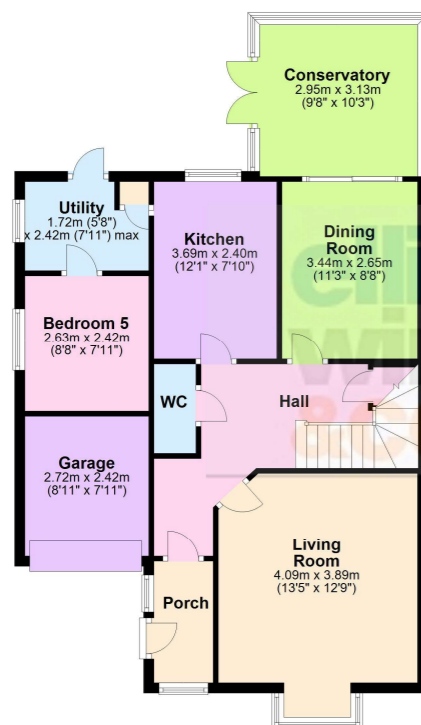
Energy rating - D

#### TENURE

Freehold

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ground Floor



First Floor

