

Guide Price  
**£290,000 - £310,000**

Drovers Close, Ramsey Mereside,  
Ramsey, Huntingdon PE26 2UH



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

This modern four bedroom DETACHED family home is located within a small CUL-DE-SAC and is ready to simply move in and enjoy.

The accommodation comprises separate living and dining rooms, modern re-fitted kitchen and ground floor cloakroom. Upstairs there are four bedrooms, family bathroom plus an en-suite to the master.

There is a GOOD SIZE GARDEN to the rear, ample off road parking plus a single GARAGE.

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**GROUND FLOOR**

**WC**  
 2.00m (6'7") x 1.56m (5'1")  
 Fitted with a low level WC and hand wash basin. Window to side.

**LIVING ROOM**  
 6.62m (21'9") x 3.23m (10'7")  
 Wooden fire surround housing electric fire, two windows to front.

**KITCHEN**  
 3.23m (10'7") x 2.72m (8'11")  
 Re-fitted with a modern range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor hood over, integrated dishwasher, fridge and freezer, plumbing for washing machine, window to rear.

**DINING ROOM**  
 3.21m (10'6") x 2.39m (7'10")  
 Double doors out to rear garden.

**FIRST FLOOR**

**MASTER BEDROOM**  
 3.47m (11'5") x 3.23m (10'7")  
 Window to front, fitted wardrobes.

**EN-SUITE**  
 1.78m (5'10") x 1.41m (4'8")  
 Fitted with a single shower cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 2**  
 3.23m (10'7") x 3.05m (10')  
 Window to front, fitted wardrobes.

**BEDROOM 3**  
 2.37m (7'9") x 2.09m (6'10")  
 Window to rear.

**BEDROOM 4**  
 2.37m (7'9") x 2.09m (6'10")  
 Window to rear.

**BATHROOM**  
 3.11m (10'3") max. x 2.24m (7'4")  
 Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

**OUTSIDE**

The front garden is open plan and laid to lawn. A driveway to one side provides ample off road parking and leads to the single garage which has standard up and over door, power and light. There is a separate courtesy door from the garage out into the garden.

To the rear, the garden is also laid mainly to lawn with patio and BBQ area.

**SERVICES**

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

**TENURE**

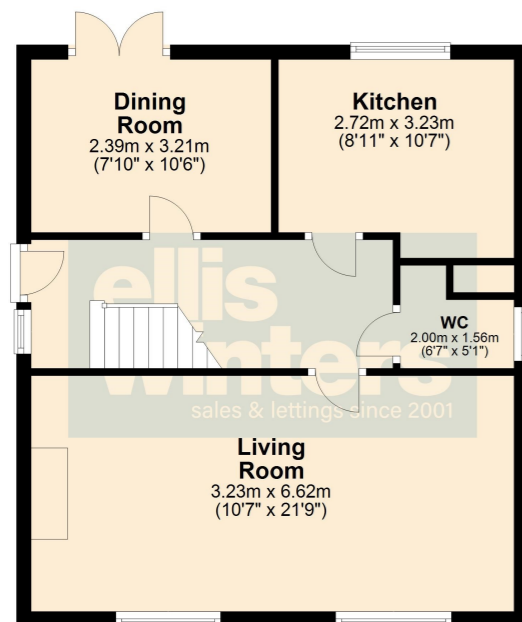
Freehold

Huntingdonshire District Council Tax band C  
 Energy rating D

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**

Approx. 49.9 sq. metres (537.4 sq. feet)



**First Floor**

Approx. 51.9 sq. metres (559.1 sq. feet)

