

£450,000

Church Close, Ramsey Forty Foot, Huntingdon PE26 2YJ



To arrange a viewing call us now on 01354 694900

Set on an INCREDIBLE PLOT and located within the corner of a quiet CUL-DE-SAC, this fabulous four bedroom DETACHED family home has an abundance of living space making this property incredibly versatile.

The accommodation comprises kitchen/breakfast room with utility in support, separate dining and family rooms plus a large garden room and that just deals with the ground floor! Upstairs there are four bedrooms, family bathroom and EN-SUITE to the master.

There is ample off road parking to the front plus a single GARAGE and to the rear there is an extensive garden.

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GROUND FLOOR

HALL

Window to side, stairs, door to:

WC

2.43m (8') x 0.85m (2'9")
Window to side, door to:

LIVING ROOM

9.73m (31'11") x 3.55m (11'8")
Window to front, fireplace with wooden surround housing multi fuel stove, laminate flooring.

KITCHEN/BREAKFAST ROOM

3.61m (11'10") x 3.01m (9'11")
Fitted with a modern range of wall and base units housing range style cooker, plumbing for dishwasher, breakfast bar, window to rear.

UTILITY

3.22m (10'7") x 1.74m (5'9")
Single sink and drainer, plumbing for washing machine and space for tumble drier and fridge/freezer, wall mounted boiler, window to front.

DINING ROOM

3.00m (9'10") x 2.68m (8'10")
Open plan to kitchen and used as a snug by our sellers.

FAMILY ROOM

3.04m (10') x 2.71m (8'11")
Double doors leading out to rear garden.

GARDEN ROOM

5.75m (18'10") x 4.86m (15'11")
Windows to side and rear and double doors out to rear garden.

FIRST FLOOR

MASTER BEDROOM

5.62m (18'5") x 3.55m (11'8")
Windows to both front and rear, dressing area.

EN-SUITE

Fitted with a modern single shower cubicle which has mains shower, low level WC and hand wash basin set within vanity unit.
Window to front.

BEDROOM 2

3.04m (10') x 2.68m (8'10")
Window to rear, fitted wardrobe.

BEDROOM 3

3.04m (10') x 2.71m (8'11")
Window to rear.

BEDROOM 4

2.70m (8'10") x 2.02m (6'7")
Window to front, over stairs storage cupboard.

BATHROOM

Fitted with a three piece suite comprising panelled bath which has electric shower over, low level WC and hand wash basin. Window to front.

OUTSIDE

There is an extensive gravelled driveway to the front of the property which will house several vehicles with space for a caravan if required.

The single garage has standard up and over door, power and light plus a courtesy door that leads out to the rear garden.

To the rear the extensive garden is laid to lawn with a raised decked patio, large (24 x 12 approx) storage shed which has power and light.

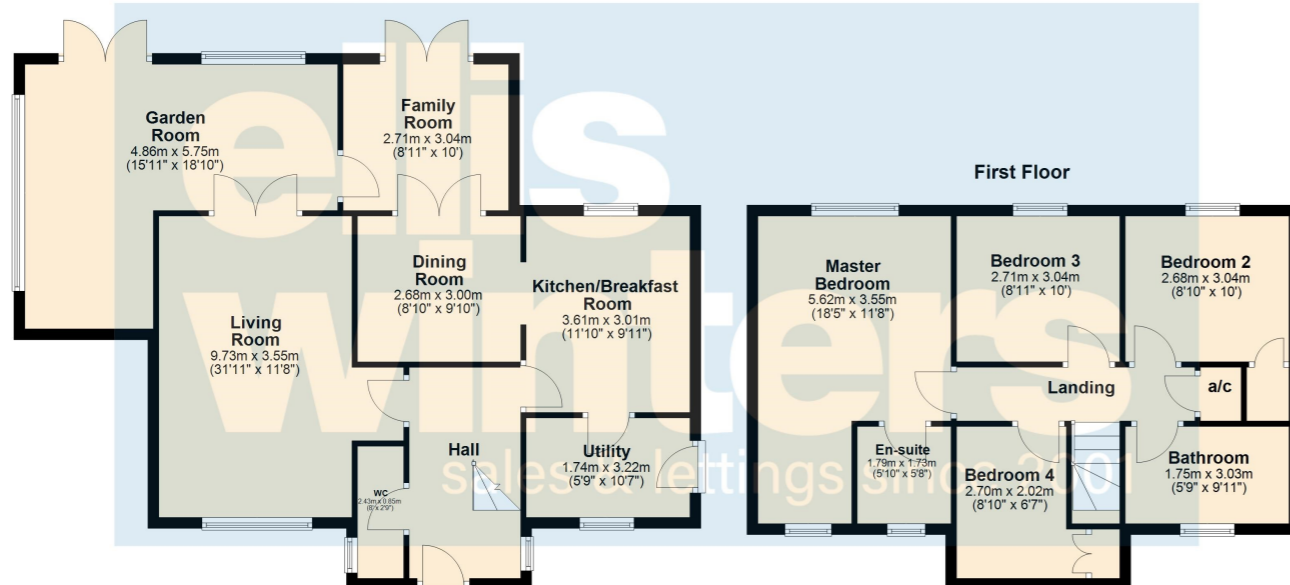
SERVICES

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

Huntingdon District Council Tax Band D
Energy Rating C
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



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