

Offers In Region Of
£430,000

Dispersal Way, Ramsey, Huntingdon PE26 1FF



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this four bedroom DETACHED family home is only 2 years old and is still covered by the original NHBC Certificate.

The accommodation comprises modern open plan kitchen/diner with separate utility in support, living room, office and the convenience of a ground floor WC. Upstairs is the family bathroom and the four double bedrooms with the master having an EN-SUITE shower room.

There is a single GARAGE and long driveway for parking plus a good size garden to the rear.

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GROUND FLOOR

WC

1.72m (5'8") x 0.96m (3'2")
Fitted with a low level WC and hand wash basin. Window to side.

LIVING ROOM

5.49m (18') x 3.55m (11'8")
Windows to both rear and side, double doors leading out to garden to rear.

OFFICE

2.88m (9'5") max. x 2.48m (8'2")
Window to front.

KITCHEN/BREAKFAST ROOM

4.33m (14'3") x 3.53m (11'7")
Fitted with a modern range of wall and base units housing eye level double electric oven and five ring gas hob with extractor over, integrated dishwasher and fridge/freezer, double doors out to rear garden.

DINING AREA

3.59m (11'9") x 2.43m (8')
Bay window to front, open plan to kitchen.

UTILITY

2.03m (6'8") x 1.66m (5'5")
Sink set within base unit, plumbing for washing machine and space for tumble drier, door leading out to garden.

FIRST FLOOR

MASTER BEDROOM

5.65m (18'6") x 3.55m (11'8")
Windows to each side, built in wardrobes.

EN-SUITE

2.20m (7'3") x 1.39m (4'7")
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

BEDROOM 2

4.83m (15'10") max. x 2.83m (9'3")
Two windows to front, door, fitted wardrobes and storage cupboard.

BEDROOM 3

3.56m (11'8") x 3.24m (10'8")
Window to rear.

BEDROOM 4

3.82m (12'6") x 2.80m (9'2")
Windows to both front and side, over stairs storage cupboard.

BATHROOM

2.65m (8'8") x 1.88m (6'2") max.
Fitted with a panelled bath, double shower cubicle, low level WC and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan and planted with a variety of shrubs. A long driveway to one side leads to the single garage which has standard up and over door, power and light. To the rear, the garden is laid to lawn with patio area.

SERVICES

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

AGENTS NOTE

Please there will be a Management Company set up once all phases of the development are finished. This will cover the common garden areas etc. The annual fee is yet to be advised.

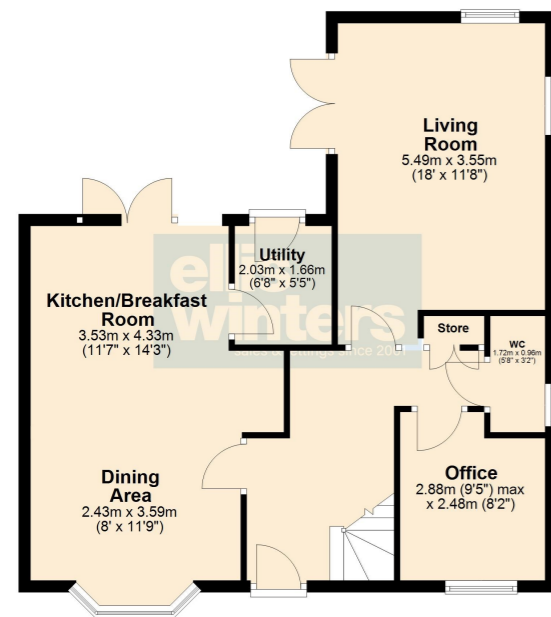
TENURE

Freehold

Huntingdonshire District Council tax band E
Energy rating B

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

