

£400,000

Ugg Mere Court Road, Ramsey Heights  
Ramsey, Huntingdon PE26 2RJ



To arrange a viewing call us now on 01354 694900

This FOUR BEDROOM detached house has ample OFF ROAD PARKING to the front and provides all the space and versatility a growing family requires. Our sellers have greatly improved the property during their ownership creating a home that caters for the varying and ever-changing needs of FAMILY LIFE.

The accommodation comprises living room, spacious kitchen/dining room, family room, cloakroom, four good size bedrooms, family bathroom, EN-SUITE to master.

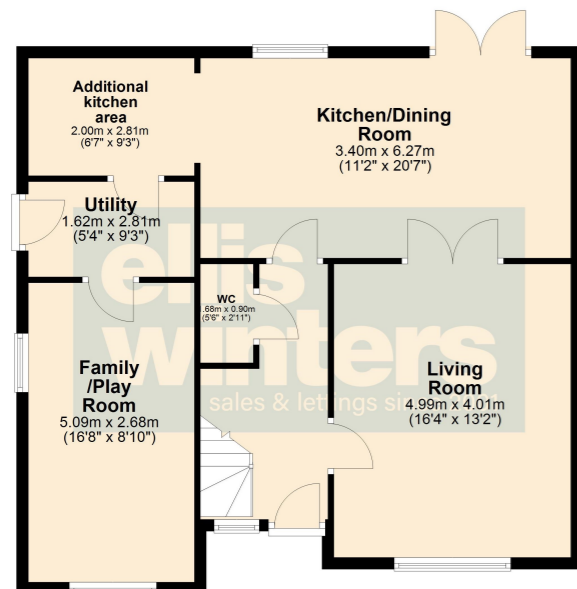
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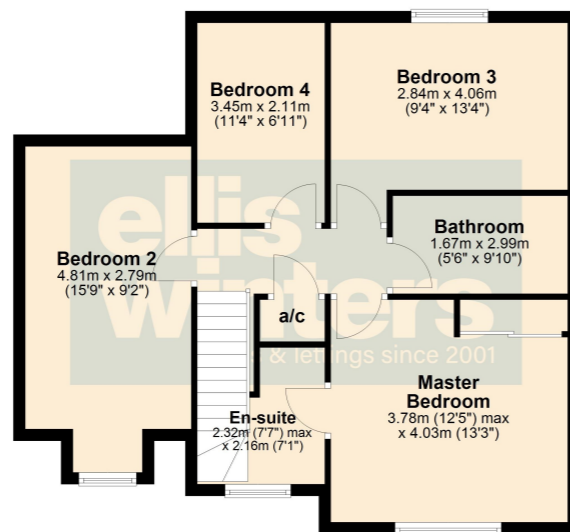
**Ground Floor**

Approx. 76.9 sq. metres (828.1 sq. feet)



**First Floor**

Approx. 66.7 sq. metres (717.9 sq. feet)



Total area: approx. 143.6 sq. metres (1545.9 sq. feet)

**GROUND FLOOR**

**Living Room**

4.99m (16'4") x 4.01m (13'2")

Window to front, working open fireplace with wooden surround and marble insert, double doors into kitchen/dining room.

**Kitchen/Dining Room**

6.27m (20'7") x 3.40m (11'2")

**Additional kitchen area**

2.81m (9'3") x 2.00m (6'7")

Fitted with a matching 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, window to rear, double doors out to garden.

**Utility**

2.81m (9'3") x 1.62m (5'4")

Plumbing for washing machine and space for tumble drier, door out to garden.

**Family/Play Room**

5.09m (16'8") x 2.68m (8'10")

Windows to both front and side.

**WC**

1.68m (5'6") x 0.90m (2'11")

Fitted with a low level WC and hand wash basin.

**FIRST FLOOR**

**Master Bedroom**

4.03m (13'3") x 3.78m (12'5") max.

Window to front, fitted wardrobes.

**En-suite**

2.32m (7'7") max. x 2.16m (7'1")

Fitted with a single shower cubicle, low level wc and hand wash basin. Window to front.

**Bedroom 2**

4.81m (15'9") x 2.79m (9'2")

Window to front.

**Bedroom 3**

4.06m (13'4") x 2.84m (9'4")

Window to rear.

**Bedroom 4**

3.45m (11'4") x 2.11m (6'11")

Window to rear.

**Bathroom**

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to side.

**OUTSIDE**

The front garden is enclosed by conifer hedging and is laid to gravel which provides ample off road parking.

To the rear, the garden is laid mainly to lawn with patio area and storage shed.

**SERVICES**

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

**Tenure Freehold**

Huntingdonshire District Council Tax Band D  
EPC C

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.