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£400,000

Dispersal Way, Ramsey, Huntingdon PE26 1FF



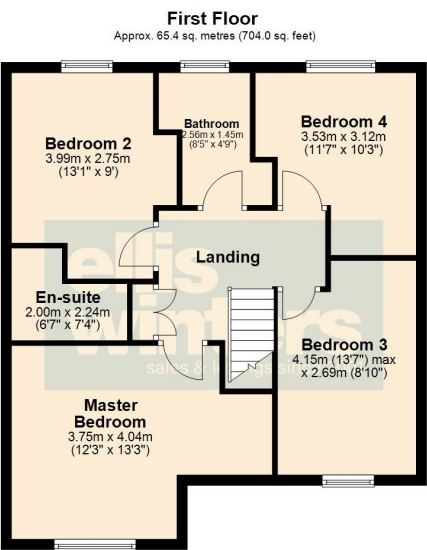
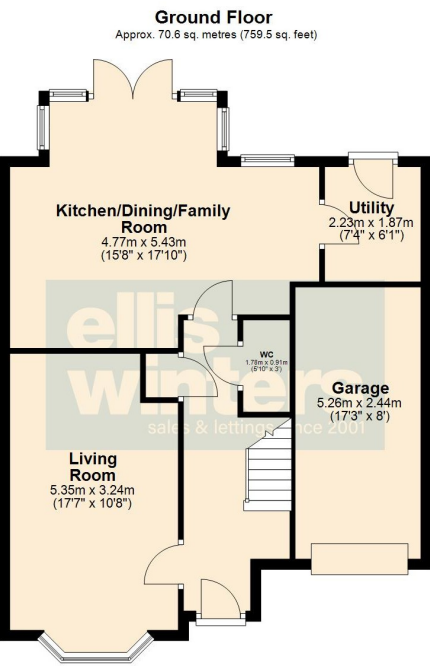
To arrange a viewing call us now on 01354 694900

Welcome to this nearly new FOUR-BEDROOM DETACHED family home, where modern elegance meets comfort. This meticulously upgraded residence features a stunning kitchen/diner adorned with luxurious QUARTZ WORKTOPS which creates the perfect space for culinary creations and family get-togethers. The chic marble-effect floor tiles add a touch of sophistication and add a real 'wow' when you walk through the front door. The thoughtfully designed layout includes a spacious living room, an OPEN-PLAN kitchen/dining/family room ideal for entertaining, as well as a convenient UTILITY ROOM and cloakroom. Upstairs, you'll find four generously sized double bedrooms, including a private ENSUITE in the master, along with a stylish family bathroom.

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Total area: approx. 136.0 sq. metres (1463.5 sq. feet)

GROUND FLOOR

Hall
Stunning tiled floor, stairs rising to first floor.

Living Room
5.35m (17'7") x 3.24m (10'8")
Amtico flooring, bay window to front.

Kitchen/Dining/Family Room
5.43m (17'10") x 4.77m (15'8")
Fitted with a modern range of wall and base units with granite worktops, eye level double electric oven and five ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, stunning tiled floor, windows to rear and double doors out to garden.

Utility
2.23m (7'4") x 1.87m (6'1")
Fitted with a modern range of wall and base units with granite worktop, plumbing for washing machine and space for tumble drier, door out to garden.

WC
1.78m (5'10") x 0.91m (3')
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Master Bedroom
4.04m (13'3") x 3.75m (12'3")
Windows to front.

En-suite
2.24m (7'4") x 2.00m (6'7")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2
3.99m (13'1") x 2.75m (9')
Window to rear.

Bedroom 3
4.15m (13'7") max. x 2.69m (8'10")
Window to front.

Bedroom 4
3.53m (11'7") x 3.12m (10'3")
Window to rear.

Bathroom
2.56m (8'5") x 1.45m (4'9")
Fully tiled and fitted with a double shower cubicle, panelled bath with mixer tap shower, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan with an area of hard standing which provides off road parking and leads to the Garage 5.26m (17'3") x 2.44m (8') which has electric door, power and light. There is also an area laid to lawn with deep shrub borders.

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

SERVICES

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

AGENTS NOTE

Please note there is a management company in relation to common areas on the development. The contribution cannot be assessed until the development is complete. The sellers have paid nothing to date.

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.

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