

£475,000

St Mary's Road, Ramsey St Mary's,  
Huntingdon PE26 2SN



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

This beautifully presented FOUR BEDROOM DETACHED BUNGALOW offers a contemporary feel throughout, combining generous living spaces with stylish modern finishes. Inside, the home features an extensive living room centred around a sleek cassette style WOOD BURNING STOVE, creating a warm and inviting focal point. A separate dining room provides the perfect setting for family meals or entertaining, while the MODERN KITCHEN is supported by a practical UTILITY/BOOT ROOM, ideal for everyday convenience. The property offers four well proportioned bedrooms, along with a modern bathroom and an additional cloakroom, ensuring comfort and flexibility for family life or visiting guests. Outside, the bungalow enjoys ample OFF ROAD PARKING and sits within lovely private, MATURE GARDENS, offering a peaceful retreat with plenty of space to relax or entertain outdoors.

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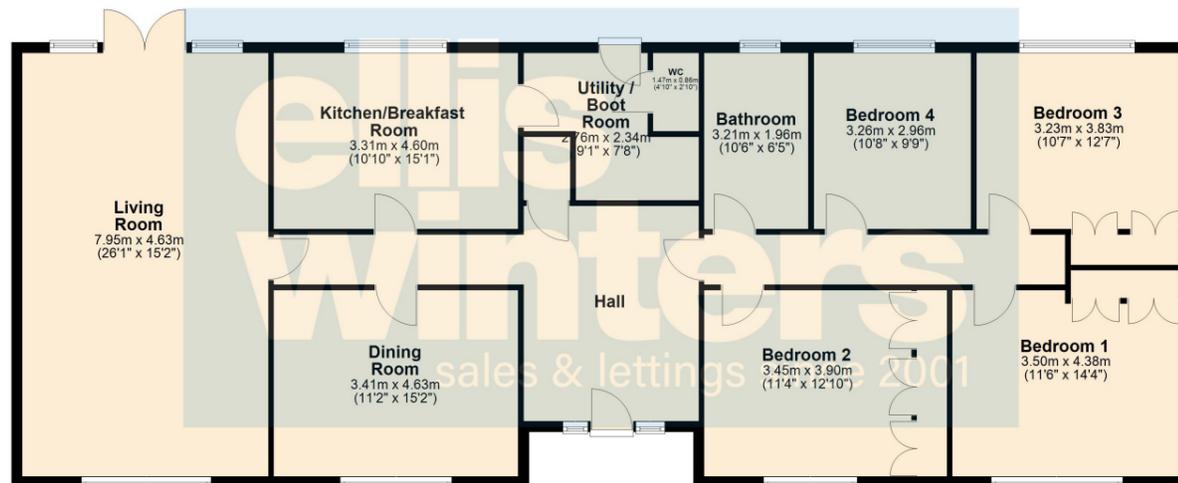
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**Ground Floor**  
Approx. 168.4 sq. metres (1812.3 sq. feet)



Total area: approx. 168.4 sq. metres (1812.3 sq. feet)

**GROUND FLOOR**

**Living Room**  
7.95m (26'1") x 4.63m (15'2")  
Window to front and double doors out to rear garden.

**Dining Room**  
4.63m (15'2") x 3.41m (11'2")  
Window to front.

**Kitchen/Breakfast Room**  
4.60m (15'1") x 3.31m (10'10")  
Fitted with a modern range of wall and base units with white quartz worktops housing single (hide and slide) NEFF oven plus integrated NEFF microwave/oven combi, AEG induction hob with downdraft extractor fan, integrated fridge/freezer and AEG dishwasher, stand alone island/breakfast bar, recessed spotlight and window to rear.

**Utility / Boot Room**  
2.76m (9'1") x 2.34m (7'8")  
Fitted with the same range of units and worktops as the kitchen, with integrated washer/drier, coat/boot area, door out to garden.

**WC**  
1.47m (4'10") x 0.86m (2'10")  
Fitted with a low level wc and hand wash basin set within vanity unit.

**Bedroom 1**  
4.38m (14'4") x 3.50m (11'6")  
Window to front, fitted wardrobes.

**Bedroom 2**  
3.90m (12'10") x 3.45m (11'4")  
Window to front, fitted wardrobes.

**Bedroom 3**  
3.83m (12'7") x 3.23m (10'7")  
Window to rear, fitted wardrobes.

**Bedroom 4**  
3.26m (10'8") x 2.96m (9'9")  
Window to rear. Used as a 'snug' by our seller.

**Bathroom**  
3.21m (10'6") x 1.96m (6'5")  
Fitted with a four piece suite comprising panelled bath, double corner shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.

**OUTSIDE**  
The front of the property is enclosed by hedging and a private road to one side leads to the rear of the property where there is a large gravel area providing ample off road parking.

The rear gardens is beautifully private and well stocked with a variety of mature shrubs and plants with an area of lawn and patio. To the side of the property is an area for storage and raised borders for vegetable growing.

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

Tenure Freehold  
Energy rating tbc  
Huntingdonshire District Council Tax Band F

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

**Disclaimer**  
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