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£875,000

Forty Foot Bank, Ramsey, Huntingdon PE26 2XR



To arrange a viewing call us now on 01354 694900

Set on a plot of approximately 3 acres this BRAND NEW five bedroom DETACHED EXECUTIVE home will be the envy of any keen fisherman as it is set along the Forty Foot Bank.

The property is RURALLY LOCATED with field views from pretty much every window and the seller has finished the property to a HIGH STANDARD complete with all flooring and lighting.

There is extensive off-road parking plus a DOUBLE GARAGE and space for a workshop, if required.

The accommodation comprises spacious entrance hall with floor to ceiling window, living room, family room, stunning kitchen/diner with GRANITE WORKTOPS plus a utility in support.

There is also the bonus of a ground floor shower room and upstairs there are FIVE DOUBLE bedrooms, the master having walk-in wardrobe and LUXURY en-suite, bedroom 2 also has an en-suite and the family bathroom has feature slipper bath.

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GROUND FLOOR

HALL

Floor to ceiling window at rear overlooking the garden, central oak staircase with glass sides.

FAMILY ROOM

4.20m (13'9") x 3.86m (12'8")
Window to front.

LIVING ROOM

8.39m (27'6") x 4.20m (13'9")
Window to side, bi-fold doors at rear, double doors at side leading on to patio.

KITCHEN/DINING ROOM

8.34m (27'4") x 4.21m (13'10")
Fitted with a shaker style of wall and base units with granite worktops having an integrated dishwasher, full size fridge and freezer plus wine cooler, range style cooker, built in pantry cupboard, window to front and bi-fold door leading out onto the rear patio.

UTILITY

3.12m (10'3") x 2.51m (8'3")
Fitted with base units and granite worktops with 1½ sink, plumbing for washing machine and space for tumble drier.

SHOWER ROOM

1.74m (5'9") x 1.60m (5'3")
Fitted with a single corner shower cubicle, low level WC and hand wash basin set within vanity unit.

PLANT ROOM

Accessed via the rear garden.

FIRST FLOOR

GALLERIED LANDING

Floor to ceiling window at rear providing stunning field views, window to front.

MASTER SUITE

6.21m (20'4") x 4.20m (13'9")
Bi-fold door to rear with Juliet balcony.

WALK-IN WARDROBE

2.54m (8'4") x 1.45m (4'9")
Fitted with shelving and hanging rails.

MASTER EN-SUITE

2.54m (8'4") x 1.60m (5'3")
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

BEDROOM 2

4.25m (13'11") x 4.21m (13'10")
Window to front.

EN-SUITE

2.45m (8') x 1.09m (3'7")
Fitted with a double shower cubicle, low level WC and hand wash basin.

BEDROOM 3

4.20m (13'9") x 2.94m (9'8")
Bi-fold doors to rear with Juliet balcony.

BEDROOM 4

4.20m (13'9") x 3.84m (12'7")
Window to front.

BEDROOM 5

4.23m (13'11") x 3.14m (10'4")
Dual aspect windows to both front and side.

BATHROOM

Fitted with a freestanding slipper bath, double shower cubicle, low level WC and hand wash basin set within vanity unit. Window to side.

OUTSIDE

The property is rurally located along the Forty Foot Bank with fields views surrounding. The entirety of the plot is approx. 3 acres and there will be a double garage, extensive off road parking and potential for a workshop if required.

The luxury patio at the rear of the property is of stunning Indian sandstone, ideal for relaxation during those summer months. The balance of the garden area will be laid to lawn.

As the property sits along the Forty Foot Bank it is in an ideal position for the keen fisherman. You literally only need to walk down your drive and across the road and fish to your hearts content!

SERVICES

The property has mains water, septic tank – sewage treatment plant, heating is calor gas.

The ground floor of the property has under floor heating with traditional radiators to the first floor.

There are solar panels on the garage roof.

TENURE

Freehold

Fenland District Council Tax band - TBA

Energy rating – As part of Building Regulations the property will have a SAP Assessment on completion.

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.

