

Offers In Region Of
£400,000

Drovers Close, Ramsey Mereside, Huntingdon PE26 2UH



To arrange a viewing call us now on 01354 694900

Well located with FIELD VIEWS to one side, this modern four bedroom DOUBLE FRONTED property offers versatility of rooms and all the space required for a growing family. Our sellers purchased additional garden to both front and back to ensure there was AMPLE PARKING and room for relaxation during the summer months. The accommodation comprises separate living and dining rooms, kitchen/breakfast room with utility in support, CONSERVATORY and the convenience of a ground floor cloakroom. Upstairs there are four bedrooms, family bathroom and en-suite to master

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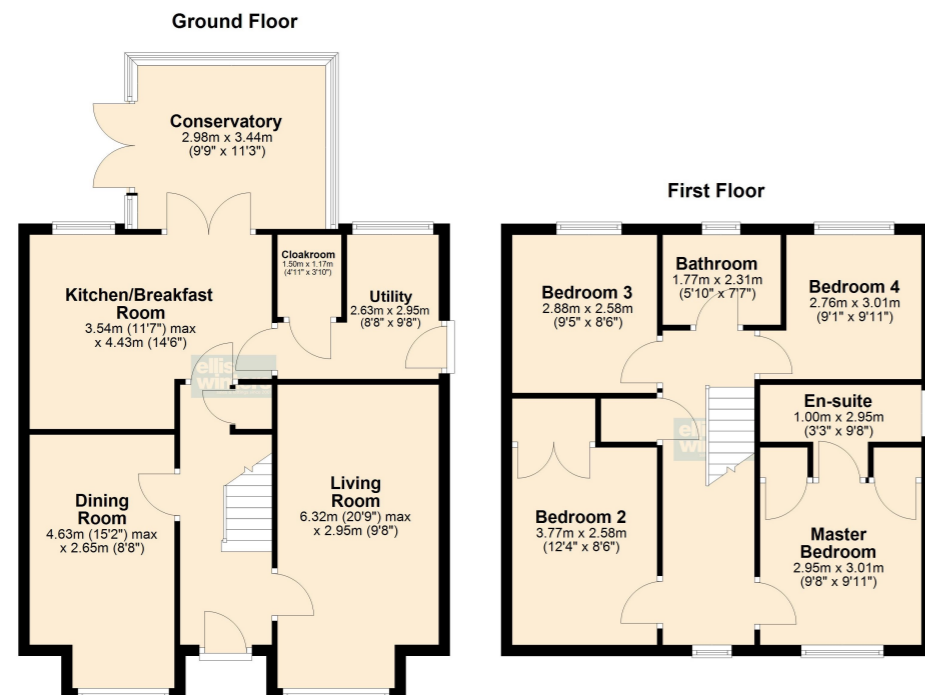
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GROUND FLOOR

Cloakroom
1.50m (4'11") x 1.17m (3'10")
Fitted with a low level wc and hand wash basin

Living Room
6.32m (20'9") max x 2.95m (9'8")
Window to front, feature fireplace with wooden surround and marble insert and hearth

Kitchen/Breakfast Room
4.43m (14'6") x 3.54m (11'7") max
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, plumbing for dishwasher, space for under counter fridge and fridge/freezer, breakfast area, window to rear, double doors into conservatory

Utility
2.95m (9'8") x 2.63m (8'8")
Fitted with a matching range of wall and base units with plumbing for washing machine, window to rear, door out to rear garden

Conservatory
3.44m (11'3") x 2.98m (9'9")
Brick and upvc construction with double doors out to rear garden

FIRST FLOOR

Master Bedroom
3.01m (9'11") x 2.95m (9'8")
Window to front, fitted wardrobes

En-suite
2.95m (9'8") x 1.00m (3'3")
Fitted with a 1 1/2 sized shower cubicle, low level WC and hand wash basin. Window to side

Bedroom 2
3.77m (12'4") x 2.58m (8'6")
Window to front, fitted wardrobe

Bedroom 3
2.88m (9'5") x 2.58m (8'6")
Window to rear

Bedroom 4
3.01m (9'11") x 2.76m (9'1")
Window to rear

Bathroom
2.31m (7'7") x 1.77m (5'10")
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear

OUTSIDE

Our sellers purchased additional land at both the front and side of the property so that parking areas could be extended and there was additional garden to the rear.

There is now extensive parking and a **DOUBLE GARAGE** 5.24m wide x 5.22m deep. This has standard up and over doors, power and light, plus a window to the rear and courtesy door out to the garden.

To the rear, the garden is laid mainly to lawn with patio area, outside bar and lovely field views.

SERVICES

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

COUNCIL TAX BAND D - Huntingdon District Council
EPC - D
TENURE - Freehold

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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