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**elliswinters&co**



**£465,000**

Church Close, Ramsey Forty Foot, Huntingdon PE26 2YJ



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

Welcome to your dream home! This simply stunning FIVE-BEDROOM DETACHED family residence is perfectly situated on an EXPANSIVE PLOT, offering AMPLE PARKING space for the entire family.

Beautifully presented throughout, the property boasts modern OPEN-PLAN LIVING that creates an inviting environment for family gatherings and entertaining friends. With five spacious bedrooms, including TWO EN-SUITES and a stylish family bathroom, you'll never have to worry about morning queues again! Additionally, the versatile OUTSIDE OFFICE/GYM or summerhouse provides the ideal space to suit your personal needs - whether it's for work, workouts, or relaxation.

Don't miss the opportunity to make this exceptional property your forever home!

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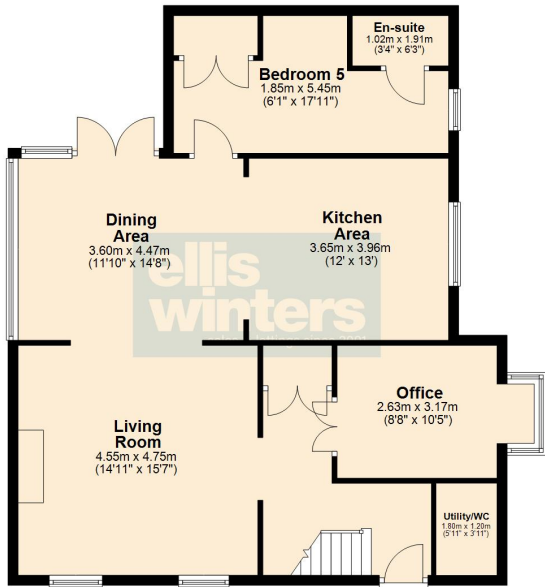


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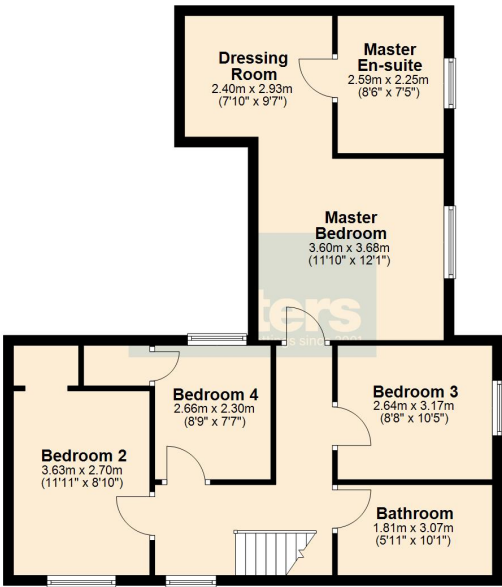
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Ground Floor  
Approx. 91.0 sq. metres (979.2 sq. feet)



First Floor  
Approx. 71.1 sq. metres (765.0 sq. feet)



Total area: approx. 162.0 sq. metres (1744.2 sq. feet)

GROUND FLOOR

Living Room  
4.75m (15'7") x 4.55m (14'11")  
Two windows to front, feature fireplace, open plan to:

Dining Area  
4.47m (14'8") x 3.60m (11'10")  
Windows to both side and rear, double doors to garden, open plan to:

Kitchen Area  
3.96m (13') x 3.65m (12')  
Fitted with a modern range of wall and base units with quartz worktops and breakfast bar, housing range style cooker with extractor over, plumbing for dishwasher, space for fridge/freezer, wine rack, window to side.

Office  
3.17m (10'5") x 2.63m (8'8")  
Box bay window to side.

Utility/WC  
1.80m (5'11") x 1.20m (3'11")  
Plumbing for washing machine and space for tumble dryer above, low level WC and hand wash basin, half wood panelling, window to side.

Bedroom 5  
5.45m (17'11") x 1.85m (6'1")  
Window to side, fitted wardrobes.

En-suite  
1.91m (6'3") x 1.02m (3'4")  
Fitted with a single shower cubicle, low level WC and hand wash basin.

FIRST FLOOR

Master Bedroom  
3.68m (12'1") x 3.60m (11'10")  
Window to side.

Master En-suite  
2.59m (8'6") x 2.25m (7'5")  
Luxurious en-suite with freestanding bath, separate double shower unit, wash hand basin set within vanity unit and low level WC. Window to side.

Dressing Room  
2.93m (9'7") x 2.40m (7'10")  
Fitted with wardrobes and drawers.

Bedroom 2  
3.63m (11'11") x 2.70m (8'10")  
Window to front, fitted wardrobe.

Bedroom 3  
3.17m (10'5") x 2.64m (8'8")  
Window to side.

Bedroom 4  
2.66m (8'9") x 2.30m (7'7")  
Window to rear, storage cupboard.

Bathroom  
1.81m (5'11") x 3.07m (10'1")  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin.

OUTSIDE

There is an extensive front garden laid to gravel which provides ample off road parking for the entire family!

To the rear the extensive garden has a covered patio area, gravel garden plus an extensive area of lawn.

There is also a 'pod' in the garden which our sellers call 'The Basement' which measures 4m x 7.5m and is fully insulated and has power and light plus double doors leading to the garden. Our sellers use this as a gym and cinema room but has versatility of use.

SERVICES

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

Tenure Freehold  
Energy rating C  
Fenland District Council Tax Band D

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.