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£450,000

Ramsey Road, Ramsey Forty Foot, Ramsey, Huntingdon
PE26 2XN



To arrange a viewing call us now on 01354 694900

Offered with ****NO FORWARD CHAIN****, this delightful property rests on an enviable plot boasting breath-taking field views to the rear. Lovingly maintained by a single family since its construction, this home presents a rare opportunity. Inside, discover a comfortable living room, a separate dining room perfect for entertaining, and a spacious kitchen/breakfast room, ideal for family gatherings. A convenient utility room and ground floor cloakroom complete the ground floor. Upstairs, you'll find four generously sized double bedrooms, including a master with en-suite facilities, plus a well-appointed family bathroom. Outside, ample off-road parking awaits at the front, complemented by a convenient carport to the side and a single garage situated at the rear. The expansive rear garden, stretching approximately 150ft (subject to measured survey), is a verdant haven with mature trees, established shrubs, and a lush lawn, creating a truly idyllic retreat. Don't miss this incredible opportunity to create lasting memories in a home that has been cherished for generations.

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GROUND FLOOR

Living Room
7.30m (23'11") x 3.65m (12')
Lovely bay window to front, laminate floor and double doors leading out to rear garden.

Kitchen/Breakfast Room
5.53m (18'2") x 3.34m (10'11") max.
Fitted with a matching range of wall and base units housing eye level double electric oven, integrated fridge and dishwasher, 1½ sink and drainer, window to rear and double doors out to garden.

Utility
2.85m (9'4") x 1.45m (4'9")
Plumbing for washing machine and space for tumble drier, wall units, gas boiler, single sink and drainer.

Dining Room
3.85m (12'8") x 2.87m (9'5")
Window to front.

WC
1.56m (5'1") x 0.80m (2'7")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Master Bedroom
3.56m (11'8") x 2.99m (9'10")
Window to rear, fitted wardrobes.

En-suite
2.19m (7'2") x 1.08m (3'7") max.
Fitted with a single shower cubicle, low level wc and hand wash basin set within vanity unity. Window to rear.

Bedroom 2
3.36m (11') x 3.22m (10'7")
Window to front, fitted wardrobes.

Bedroom 3
3.69m (12'1") x 2.99m (9'10")
Window to front.

Bedroom 4
3.35m (11') x 2.89m (9'6")
Window to rear.

Bathroom
2.40m (7'10") x 2.26m (7'5")
Fitted with a panelled bath which has Aqualisa shower over, low level wc and hand wash basin set within vanity unit. Window to rear.

OUTSIDE

The front garden is enclosed by hedging and a gravel area provides off road parking. This also leads to one side of the property which there is a car port and further access to the single garage. There is also an area of lawn at the front.

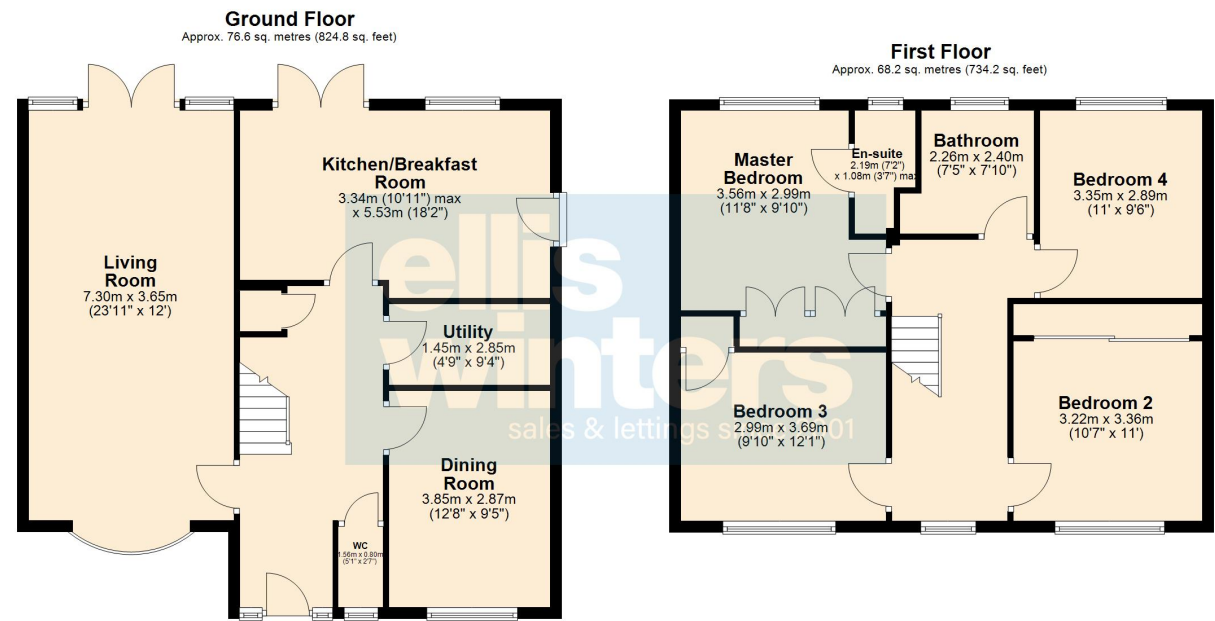
The extensive garden to the rear has lovely patio area, a variety of trees and shrubs with the balance laid to lawn.

SERVICES

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

Freehold
Huntingdonshire District Council tax band E
Energy rating 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.



Total area: approx. 144.8 sq. metres (1558.9 sq. feet)