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**elliswinters&co**



**£365,000**

Vulcan Close, Ramsey, Huntingdon PE26 2QY



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

Nestled with a desirable view, this deceptively spacious four-bedroom semi-detached home presents the perfect opportunity for family living. Boasting a well-designed layout, the ground floor features a welcoming kitchen/dining room, a comfortable living room, and the added convenience of a downstairs cloakroom. Upstairs, discover four generously sized bedrooms, including a master suite that is a true retreat, complete with a private balcony and en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the property benefits from off-road parking, a single garage, and a delightful south-facing garden, perfect for enjoying the sunshine.

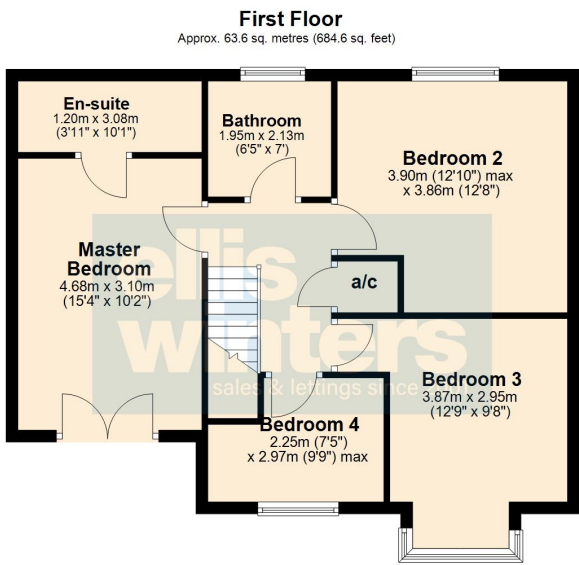
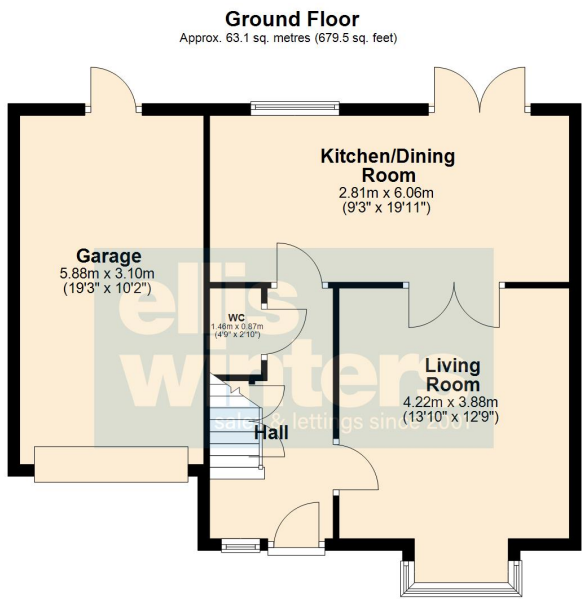
This home offers a wonderful blend of space, comfort, and practicality.

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Total area: approx. 126.7 sq. metres (1364.1 sq. feet)

GROUND FLOOR

**Hall**  
Stairs rising to first floor with pull out storage with shoe racks and coat hooks.

**Living Room**  
4.22m (13'10") x 3.88m (12'9")  
Box bay window to front, double doors into kitchen/dining room.

**Kitchen/Dining Room**  
6.06m (19'11") x 2.81m (9'3")  
Fitted with a matching range of wall and base units housing single electric oven and four ring induction hob with extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher, integrated wine fridge, double doors out to garden, dining area, window to rear.

**WC**  
1.46m (4'9") x 0.87m (2'10")  
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

**Landing**  
Airing cupboard, access into loft space.

**Master Bedroom**  
4.68m (15'4") x 3.10m (10'2")  
Double doors opening onto gorgeous breakfast balcony with views over a green area.

**En-suite**  
3.08m (10'1") x 1.20m (3'11")  
Fitted with a double shower cubicle, low level wc and hand wash basin.

**Bedroom 2**  
3.90m (12'10") max. x 3.86m (12'8")  
Window to rear.

**Bedroom 3**  
3.87m (12'9") x 2.95m (9'8")  
Box bay window to front.

**Bedroom 4**  
2.97m (9'9") max. x 2.25m (7'5")  
Window to front.

**Bathroom**  
2.13m (7') x 1.95m (6'5")  
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front of the property is open plan and a driveway to one side provides off road parking and leads to the Garage 5.88m (19'3") x 3.10m (10'2") which has standard up and over door, power and light.

To the rear, the south facing garden is laid mainly to lawn with patio area and shrub borders.

There is a fabulous 2.2m x 2.2m fully insulated composite office located in the garden which has a double glazed window, shingle roof, full ethernet, power and light. There is also an electric heater plus privacy film to the windows.

SERVICES

Mains electricity, water and drainage. The property has an Air Source Heat Pump.

SERVICE CHARGE

Vulcan close is a private road and our sellers pa approx. £45 pcm which covers any road maintenance, communal green areas and the street lighting.

Freehold  
Huntingdonshire District Council tax band C  
Energy rating C

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.