

£440,000

Wheatfield Drive, Ramsey, Huntingdon PE26 1SH



To arrange a viewing call us now on 01354 694900

Nestled in a quiet corner of a desirable CUL-DE-SAC, this fabulous FOUR-BEDROOM DETACHED property offers the perfect blend of family living and modern convenience. Boasting ample OFF-ROAD PARKING and a DOUBLE GARAGE, this home welcomes you with a sense of space and tranquility. Inside, you'll find a well-designed layout featuring separate living and dining rooms, a dedicated OFFICE space, a bright and airy kitchen/breakfast room, and a convenient ground floor cloakroom. Upstairs, four generously sized double bedrooms await, including TWO EN-SUITE BATHROOMS, along with a well-appointed family bathroom.

The beautifully landscaped garden has been thoughtfully designed for both relaxation and play, offering something for everyone in the family.

This property is truly a must-see!

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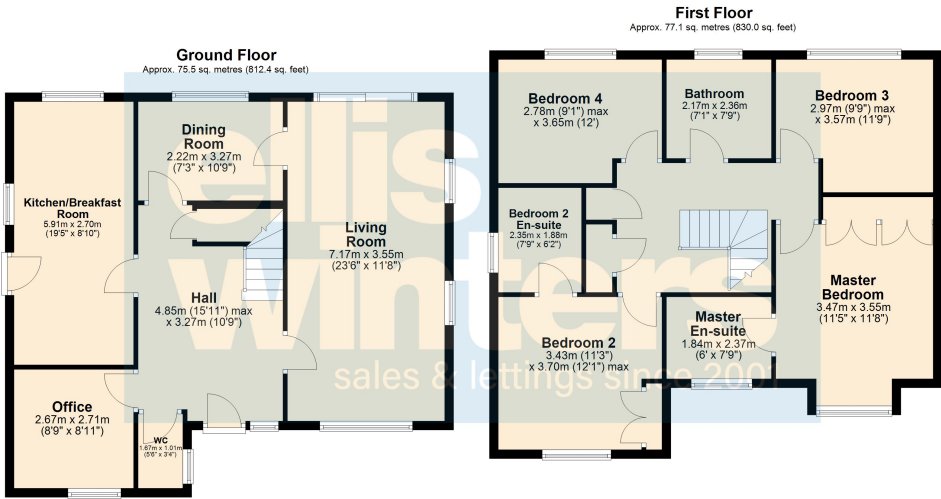
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Total area: approx. 152.6 sq. metres (1642.3 sq. feet)

GROUND FLOOR

Hall
Entrance door leading in, stunning staircase with glass balustrade, under stairs storage cupboard.

Living Room
7.17m (23'6") x 3.55m (11'8")
Feature gas flame effect fire housed by a wooden surround with granite insert, windows to both front and side, patio doors leading out to the rear garden.

Dining Room
3.27m (10'9") x 2.22m (7'3")
Window to rear.

Kitchen/Breakfast Room
5.91m (19'5") x 2.70m (8'10")
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, integrated dishwasher and fridge/freezer, plumbing for washing machine, wall mounted gas boiler, breakfast bar, windows to both side and rear, door out to garden.

Office
2.71m (8'11") x 2.67m (8'9")
Window to front, wall mounted storage units.

WC
1.67m (5'6") x 1.01m (3'4")
Fitted with a low level wc and hand wash basin. Window to side.

FIRST FLOOR

Master Bedroom
3.55m (11'8") x 3.47m (11'5")
Window to front, fitted wardrobes.

Master En-suite
2.37m (7'9") x 1.84m (6') plus 0.96m (3'2") x 0.96m (3'2")
Fitted with a double shower cubicle,, hand wash basin set within vanity unit, heated towel rail, low level wc. Window to front.

Bedroom 2
3.70m (12'1") max. x 3.43m (11'3")
Window to front, fitted wardrobe.

Bedroom 2 En-suite
2.35m (7'9") x 1.88m (6'2")
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin set within vanity unit. Window to side.

Bedroom 3
3.57m (11'9") x 2.97m (9'9") max.
Window to rear.

Bedroom 4
3.65m (12') x 2.78m (9'1") max.
Window to rear.

Bathroom
2.36m (7'9") x 2.17m (7'1")
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to rear.

OUTSIDE

There is an extensive block paved driveway providing off road parking and leading to the double garage which has standard up and over doors, power and light. There is a separate side door on the garage leading into the garden. The front garden is enclosed by hedging and is laid to lawn. A side gate leads to the rear where there is an extensive patio with covered arbour creating an amazing space for outdoor eating and entertaining.

To the rear of the property is an area of lawn with lovely established borders.

SERVICES

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

Tenure Freehold
Council Tax Band E
Energy rating C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
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