



Blacksmiths Close, Ramsey Huntingdon

OFFERS IN THE REGION OF £375,000 - £400,000 Freehold

**Sharman
Quinney**

Key Features



- Quiet Cul-De-Sac
- Desirable Village Location
- Scenic Views Over Open Fields
- Single Garage with Annex Potential (STPP)
- Private Rear Enclosed Garden

Ground Floor

Entrance Hall
Leading to;

Cloakroom

Fitted with a two-piece suite and compromising of a wash hand basin, low-level-WC and window to front.

Kitchen - 18'3" x 8'1" (5.56m x 2.46m)

Fitted with a matching range of base and eye-level units with window to front.

Dining Room - 11'7" x 8'9" (3.53m x 2.67m)

French Doors leading to the Garden.

Utility Room - 5'1" x 10'3" (1.55m x 3.12m)



Lounge - 17'7" Max x 11'3" (5.36m Max x 3.43m)
Bay window to front with featured gas fire.

Playroom - 11'7" x 8'1" (3.53m x 2.46m)
Multifunctional room with French Doors leading to the Garden.

Study - 8'6" x 8'4" (2.59m x 2.54m)
Window to rear.

First Floor

Master Bedroom - 15'1" Max x 10'8" Max (4.60m Max x 3.25m Max)
Built-in wardrobes with window to front.

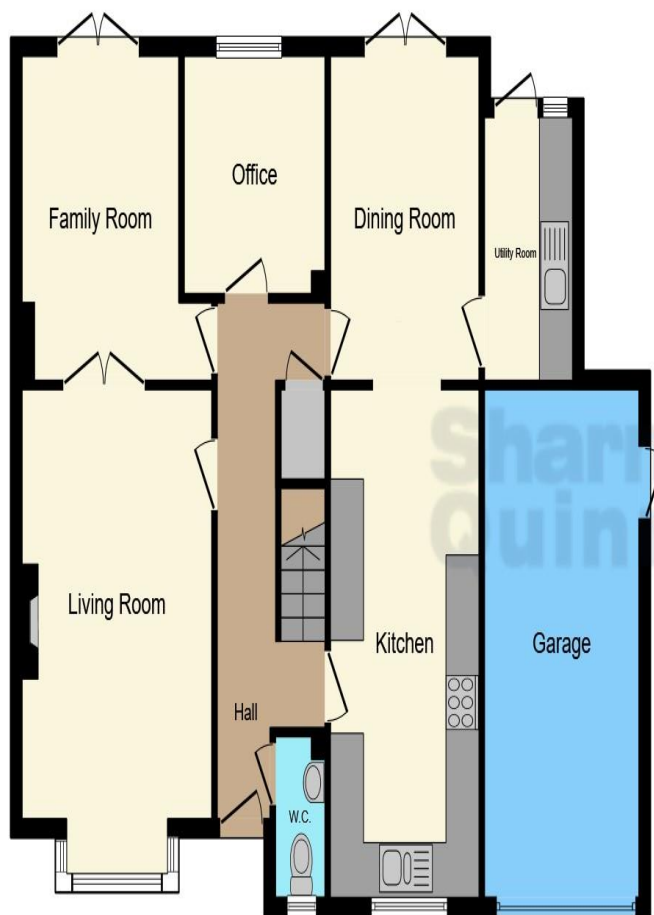
En-Suite
Fitted with a three-piece suite and comprising of a shower cubicle, wash hand basin, low-level-WC and window to front.

Bedroom 2 - 18'2" Max x 9'1" (5.54m Max x 2.77m)
Built-in wardrobes with window to front.

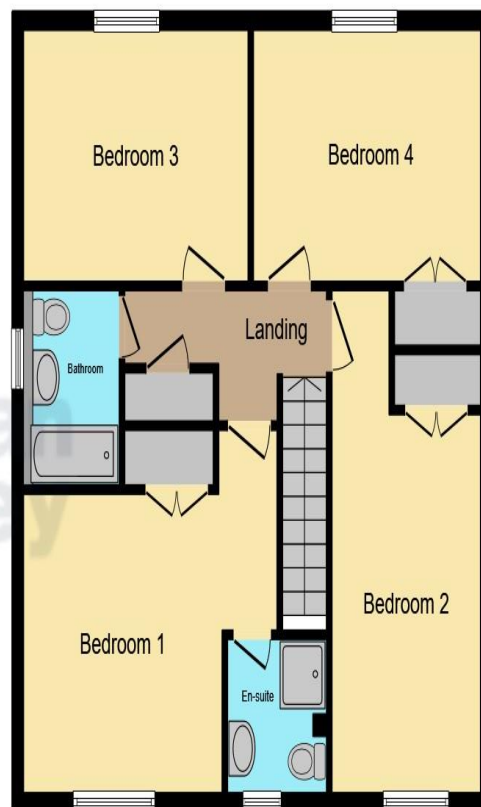
Bedroom 3 - 13'6" x 9'0" (4.11m x 2.74m)
Built-in wardrobes with window to rear offering scenic views over open fields.

Family Bathroom
Fitted with a three-piece suite and comprising of a bath with overhead shower, wash hand





Ground Floor



First Floor

basin, low-level-WC and window to side.

Bedroom 4 - 13'6" x 9'0" (4.11m x 2.74m)
Window to rear.

Outside

The private rear enclosed garden offers a spacious and recently extended seated patio area. With laid lawn to rear with a bedded boarder. The front of the property offers a spacious gravelled driveway enabling parking for multiple cars!

Garage - 18'4" x 9'2" (5.59m x 2.79m)
Electric Roller door to front, electrical sockets and lighting with a spacious boarded loft space. The garage also has potential to be converted into a separate self-contained Annex (STPP).

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM204494 - 0001

