



**Abbots Close, Ramsey Huntingdon**

**Price: Freehold £475,000**

- Recently extended and massively improved
- 21' Lounge & 18' Dining area
- Very popular location
- Study/Bedroom 5
- Refitted four piece bathroom
- Enclosed garden with outbuildings
- Double garage and two driveways
- Planning for further upstairs extension

EPC Rating: C



## Accommodation Includes

### Ground Floor

Entrance door to:

#### Entrance Hall

UPVc opaque double glazed window to front, skylight window, radiator, opening to Kitchen, door to Bedroom Four, door to:

#### Cloakroom

Recently fitted two piece suite pedestal wash hand basin with drawers and cupboards under and low level WC, UPVc opaque double glazed window to front, heated towel rail.

#### Bedroom 4

4.22m x 3.30m (13'10" x 10'10"). UPVc double glazed window to front, radiator, coving with recessed lights.

#### Kitchen/ Breakfast Room

4.94m x 4.18m (16'2" x 13'9") maximum. Recently fitted with a matching range of base units with worktop space over with matching breakfast bar/island, 1½ bowl sink with single drainer and mixer tap, space for fridge/freezer and range, built-in extractor fan, PVCu double glazed window to side, two Velux windows, ceramic tiled flooring, radiator, fitted log burner, coving to ceiling, door to pantry, opening to:

#### Dining Area

5.70m x 4.15m (18'8" x 13'7") maximum. PVCu double glazed French doors to rear garden, coving to ceiling with recessed ceiling lights, double doors to:

#### Lounge

6.60m x 4.23m (21'8" x 13'10"). PVCu double glazed window to rear, open fire set in feature surround, radiator, coving to ceiling, PVCu double glazed French doors to rear garden.

#### Master Bedroom

4.81m x 2.81m (15'9" x 9'3") maximum. PVCu double glazed window to rear, PVCu double glazed French doors to rear garden, radiator, coving to ceiling, door to walk-in wardrobe.

#### Bedroom 2

3.62m x 2.80m (11'11" x 9'2"). PVCu double glazed window to front, radiator coving to ceiling.

#### Inner Hallway

Three storage cupboards, door to Bedroom Three, door to:

#### Family Bathroom

Recently fitted with four piece suite comprising bath with shower attachment, shower enclosure with glass screen, wash hand basin with drawers under, low-level WC, tiled surround, two heated towel rails, airing cupboard, PVCu opaque double glazed window to side, tiled flooring.

#### Bedroom 3

4.60m x 3.00m (15'1" x 9'11"). PVCu double glazed window to side, radiator, coving to ceiling.

#### Study / Bedroom 5

3.25m x 2.13m (10' 6" x 7') maximum. UPVc double glazed windows to the front and side, radiator, tiled flooring, coving to ceiling.

#### Utility Room

Circular sink with matching single drainer and mixer tap, space for washing machine and tumble drier, storage cupboards, PVCu double glazed door to side, coving to ceiling.

#### Outside

To the front is a gravel driveway leading to the double garage, mainly laid to artificial lawn, additional gravel driveway to the side with double gates leading into the rear garden.



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: RAM202565 - 0006

The rear garden is enclosed by timber fencing, large gravel sun patio area, laid to lawn with ornamental shrubs, timber summer house, very large timber outbuilding, outside lighting and power sockets.

#### Double Garage

Double attached garage with power and light connected, electric operated front garage door, window and door to the rear.

#### Agent's Notes:

There is further planning for a first floor extension providing two further rooms and a bathroom.

For further information please contact our office or go to Huntingdonshire Council website and see reference: 16/00762/HHFUL

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**FREE MARKET APPRAISAL**

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