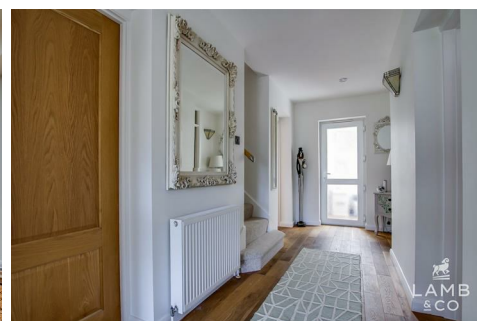




LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



ORCHARD CLOSE, RAMSEY, CO12 5HG

OFFERS IN EXCESS OF £480,000

An impressive, heavily extended detached house located in a sought after position in the village of Ramsey with countryside views to front and rear. The property offers a modern and beautifully maintained interior with huge living room, kitchen/diner, a spacious orangery overlooking the garden, ground floor bedroom & shower room plus three further bedrooms and a shower room to the first floor. Sitting on a generous plot with large West facing garden, properties on Orchard Close rarely come up for sale and this one is special!

- Four Bedrooms
- Two Bathrooms
- Sought After Location
- Surrounded by Countryside
- Heavily Extended
- EPC TBC
- Generous West Facing Garden
- Previous Planning Approval for Further Extension
- Immaculately Presented

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

6'9 x 4'11 (2.06m x 1.50m)

HALLWAY

Oak flooring.

BEDROOM FOUR

14'3 to wardrobes x 7'4 (4.34m to wardrobes x 2.24m)

Built-in wardrobes with sliding doors.

SHOWER ROOM

8'7 x 6'9 (2.62m x 2.06m)

Three piece shower suite.

UTILITY ROOM

Storage cupboard plus cupboard for washing machine.

LOUNGE

21'6 x 20'10 max (6.55m x 6.35m max)

French doors to courtyard.

COURTYARD

Secluded, enclosed courtyard.

KITCHEN

20'10 x 11'11 max (6.35m x 3.63m max)

Fitted kitchen with granite worktop, integrated appliances to include; dishwasher, twin ovens, microwave, gas hob, 2x full height fridge/freezers, water softener. Oak flooring.

SITTING AREA

10'11 x 7'4 (3.33m x 2.24m)

Oak flooring.

ORANGERY

15'6 x 13'6 (4.72m x 4.11m)

Large roof lantern, French doors to garden, Oak flooring.

FIRST FLOOR

LANDING

BEDROOM ONE

11'5 x 11'1 to wardrobes (3.48m x 3.38m to wardrobes)

Built-in wardrobes with sliding doors.

BEDROOM TWO

13'2 x 8'11 (4.01m x 2.72m)

BEDROOM THREE

11'5 x 7'9 (3.48m x 2.36m)

SHOWER ROOM

7'8 x 7'4 (2.34m x 2.24m)

Three piece shower suite with walk-in shower.

AIRING CUPBOARD

Housing hot water cylinder and boiler.

OUTSIDE

FRONT

Lawned area, hardstanding providing off-road parking for approximately 3 vehicles.

REAR GARDEN

90' x 50' red to 30' (27.43m x 15.24m red to 9.14m)

West facing with field views to rear, mainly laid to lawn with flower and shrub borders, large patio area with hot tub to remain, storage shed.

PLANNING PERMISSION

In 2017 planning permission was granted for a first floor side extension to create a dressing room. The planning permission has been implemented as the front extension was built and thus remains valid. Planning reference: 17/00718/FUL

ADDITIONAL INFORMATION

Council Tax Band: D

Heating: Gas central heating

Seller's Position: To find

Garden Facing: West

AGENTS NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

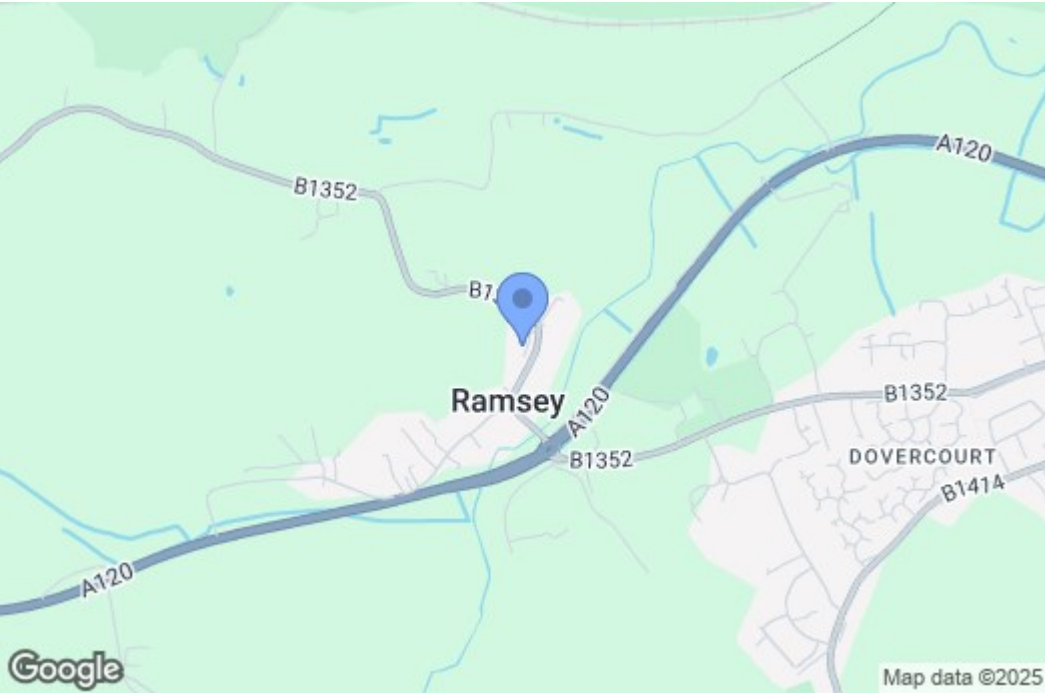
ANTI-MONEY LAUNDERING COMPLIANCE

ANTI-MONEY LAUNDERING REGULATIONS 2017

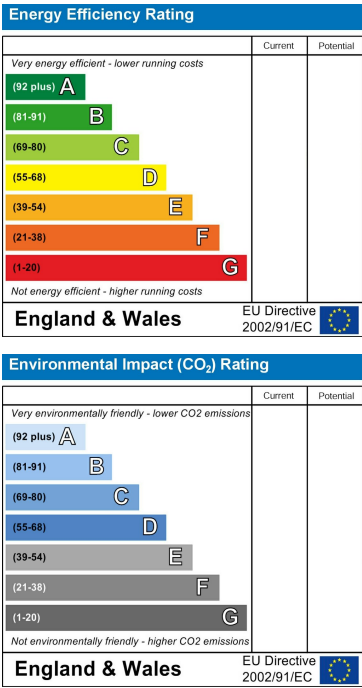
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



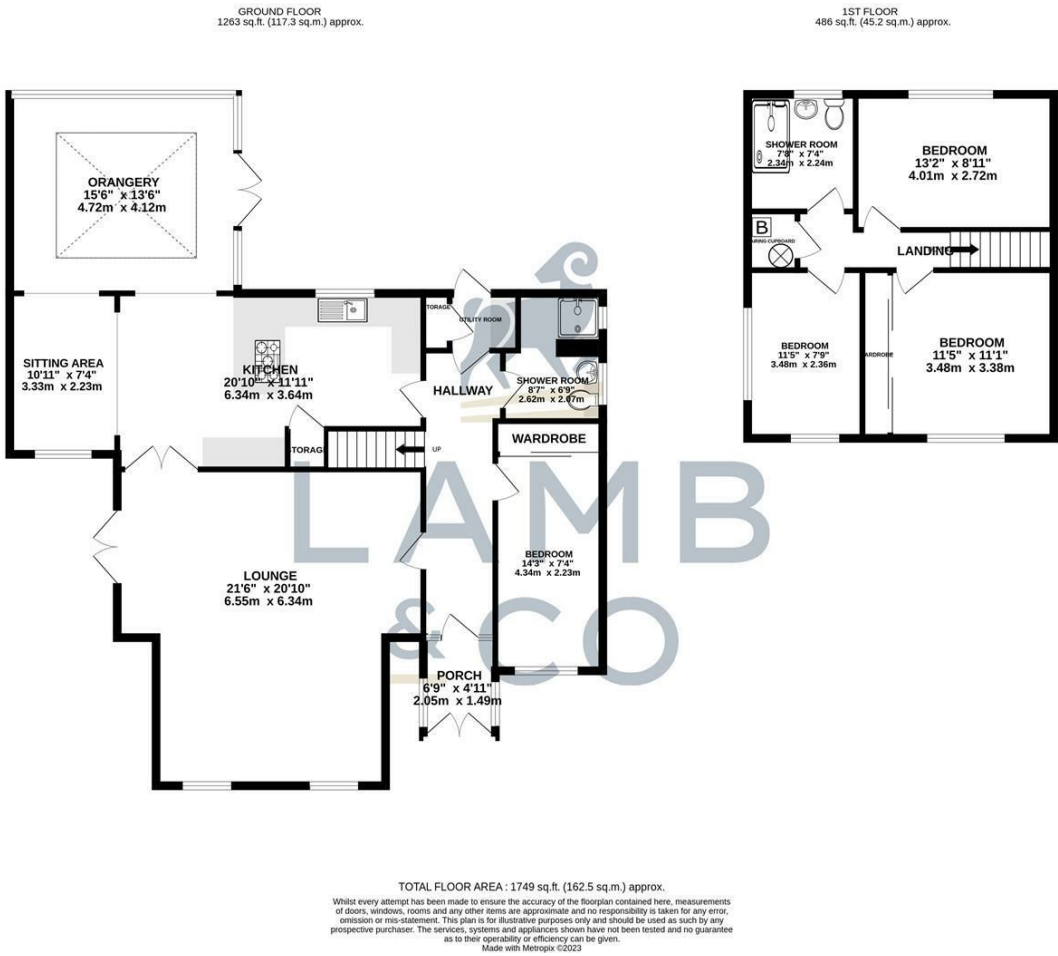
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.