



Asking Price £285,000
Wagstaffe Close, RAMSEY, PE26



 3
Bedrooms

 2
Bathrooms

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

01733 942000



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Welcome to this stunning 3 double bedroom semi-detached home, perfectly situated in a desirable neighborhood. Upon arrival, you will be greeted by a spacious driveway providing ample parking space for multiple vehicles.

This beautiful property boasts a modern and stylish design throughout. The master bedroom features a luxurious ensuite bathroom, offering a tranquil retreat after a long day. The remaining two double bedrooms are equally spacious and well-appointed, providing plenty of room for the whole family or guests.

Situated on a generous plot, this home provides an abundance of outdoor space, ideal for entertaining, gardening, or simply enjoying the outdoors with family and friends. The garden offers endless

possibilities with its sheer size and potential.

The heart of this home is the expansive kitchen-diner, perfect for hosting dinner parties or gathering with loved ones. The kitchen is equipped with modern appliances, ample storage space, and sleek countertops, making

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The heart of this home is the expansive kitchen-diner, perfect for hosting dinner parties or gathering with loved ones. The kitchen is equipped with modern appliances, ample storage space, and sleek countertops, making it a joy to cook and entertain in.

Additionally, this property features a separate living room, providing a versatile space to relax, unwind, or enjoy quality time with family. The room's large windows flood the space with natural light, creating a bright and welcoming atmosphere.

In summary, this superb 3 double bedroom semi-detached home offers not only a convenient driveway, ensuite bathroom, and a large plot but also the added benefit of the remaining NHBC warranty. With its modern kitchen-diner, separate living room, and wonderful outdoor space, this home truly offers the perfect blend of comfort, style, and practicality. Don't miss the opportunity to make it yours!

Entrance Hall

Doors to;

WC

UPVC opaque double glazed window, radiator. WC and wash hand basin

Kitchen-Diner *4.77m x 2.79m (15' 8" x 9' 2")*

UPVC double glazed window, radiator

Living Room *4.99m x 4.16m (16' 4" x 13' 8")*

UPVC double glazed windows and french doors, radiator.

Landing

Doors to;

Bedroom 1 4.47m x 2.75m (14' 8" x 9')

UPVC double glazed window, radiator door to;

Ensuite

double shower, WC, hand wash basin.

Bedroom 2 3.53m x 2.75m (11' 7" x 9')

UPVC double glazed window, radiator

Bedroom 3 3.33m x 2.11m (10' 11" x 6' 11")

UPVC double glazed window, radiator

Family Bathroom 2.12m x 1.70m (6' 11" x 5' 7")

UPVC opaque double glazed window, WC, hand wash basin and a bath.

Outside

outside the property boasts a substantial plot mainly laid to lawn one of the biggest on the development, the home also has parking for 2 cars on a driveway to the side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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