



1 Oates Way, Ramsey

In Excess of £500,000

 **NEWTON FALLOWELL**

# 1 Oates Way

Ramsey, Huntingdon

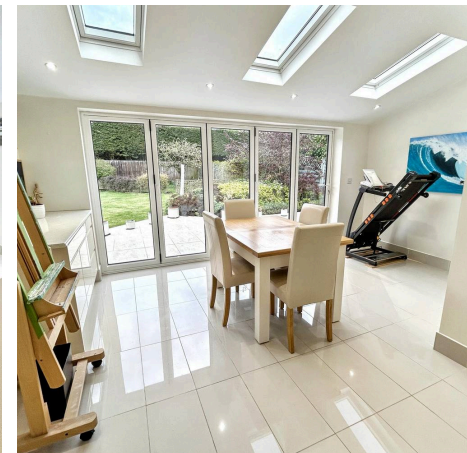
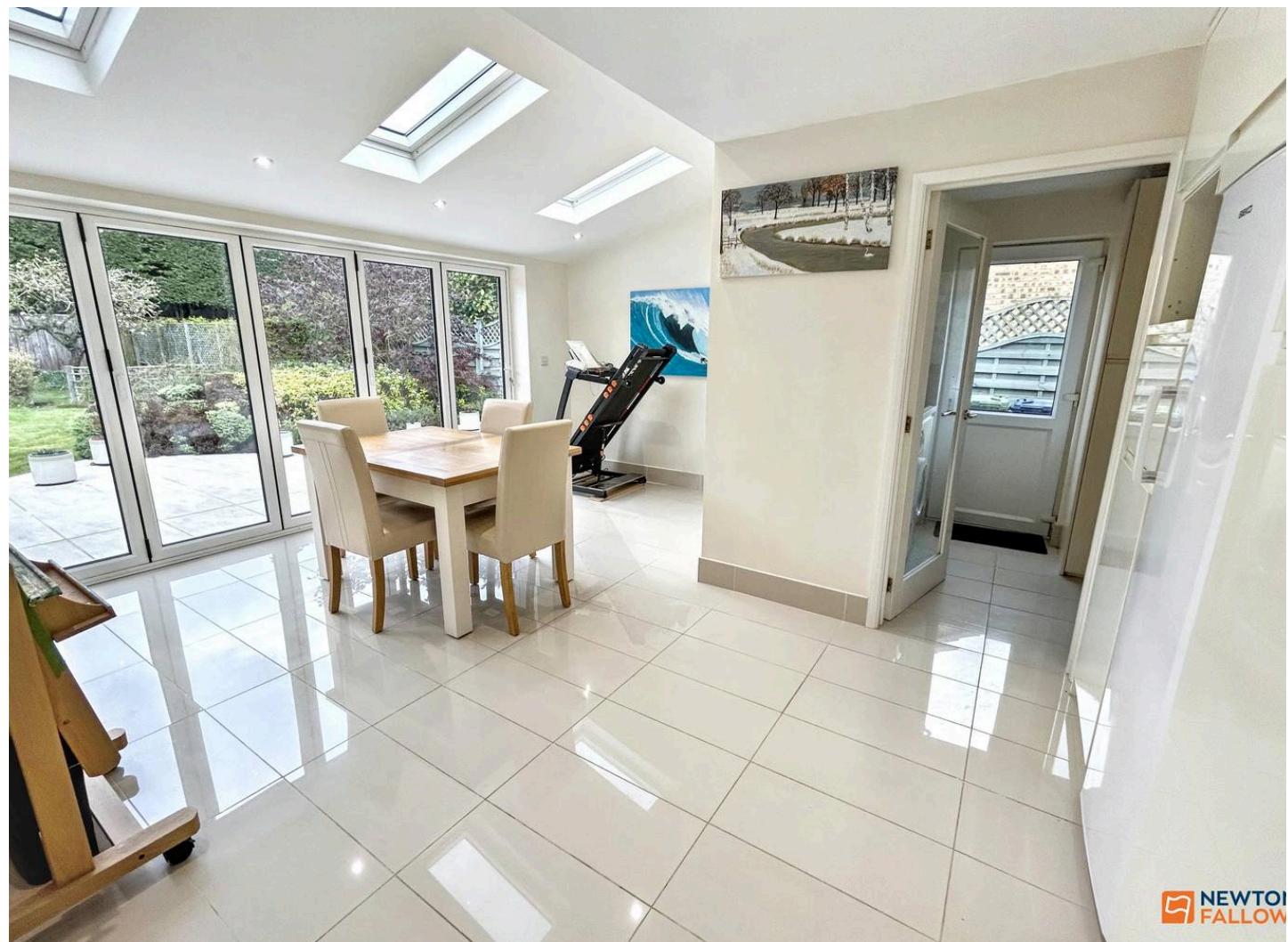
This EXTENDED detached family home boasts a GENEROUS PLOT with a DOUBLE GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, in addition to FOUR BEDROOMS, an EN-SUITE and DOWNSTAIRS WC, as well as FOUR RECEPTION ROOMS to include the stunning extended kitchen diner. The accommodation comprises of an entrance hall, useful downstairs WC, study, spacious lounge, dining room, extended kitchen diner with bi-folding doors to the rear, utility room, with four bedrooms located upstairs alongside an en-suite and four-piece family bathroom. Outside there is driveway parking to the front aspect for multiple vehicles, integral double garage and a generous garden to the rear.

Upon entering the home, the centralised entrance hall separates the ground floor accommodation including the study and the downstairs WC to the front of the home. Double doors lead onto a spacious L-shaped lounge, overlooking both the front and rear, whilst providing access onto the rear garden and the dining room, with the dining room also adjacent to and accessible from the kitchen diner. The kitchen diner hosts a modern kitchen and is open through to the extended dining area boasting skylights to the ceiling and bi-folding doors onto the rear garden, with access onto the utility room, which houses further appliance spaces, external door and door onto the integral double garage, where there is an EV-charger, an electrically-operated door and houses the boiler. Stairs rise from the entrance hall to the first floor landing, which provides access to all four bedrooms, two of which benefit from useful built-in wardrobes, with the main bedroom hosting an en-suite shower room, whilst a four-piece family bathroom services the remaining bedrooms and offers both bath and shower facility. Outside to the front aspect there is driveway parking for multiple vehicles leading to the double garage, which offers further parking and EV-charger accessible via the electrically-operated door. Side gated access leads onto the generous rear garden, which provides patio seating, lawn and shed storage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Entrance Hall**

**WC**

**Study**

8' 2" x 6' 9" (2.49m x 2.06m)

**Lounge**

23' 10" x 11' 5" (7.27m x 3.48m)

**Dining Room**

12' 0" x 9' 11" (3.65m x 3.01m)

**Kitchen**

13' 9" x 18' 10" (4.20m x 5.73m)

**Family Room**

8' 4" x 16' 2" (2.54m x 4.93m)

**Utility Room**

**Landing**

**Bedroom One**

11' 0" x 12' 7" (3.36m x 3.84m)

**En-Suite**

6' 3" x 6' 4" (1.91m x 1.94m)

**Bedroom Two**

14' 2" x 10' 3" (4.31m x 3.13m)

**Bedroom Three**

7' 5" x 10' 2" (2.27m x 3.10m)

**Bedroom Four**

7' 6" x 9' 0" (2.28m x 2.75m)

**Family Bathroom**

8' 0" x 6' 4" (2.45m x 1.94m)

**Integral Double Garage**

14' 11" x 15' 11" (4.55m x 4.86m)



## Council Tax Information

Local Authority: Huntingdonshire District Council Council Tax

Band: E

## Disclaimer

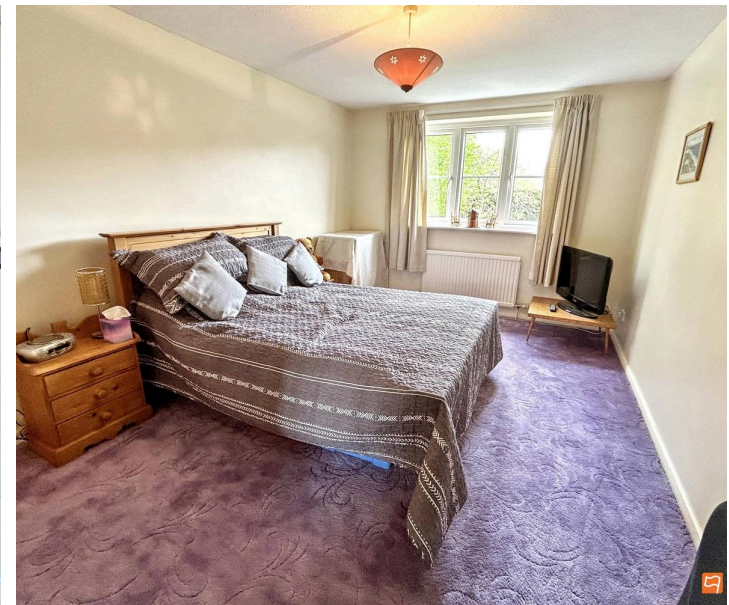
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

## Note to Buyers

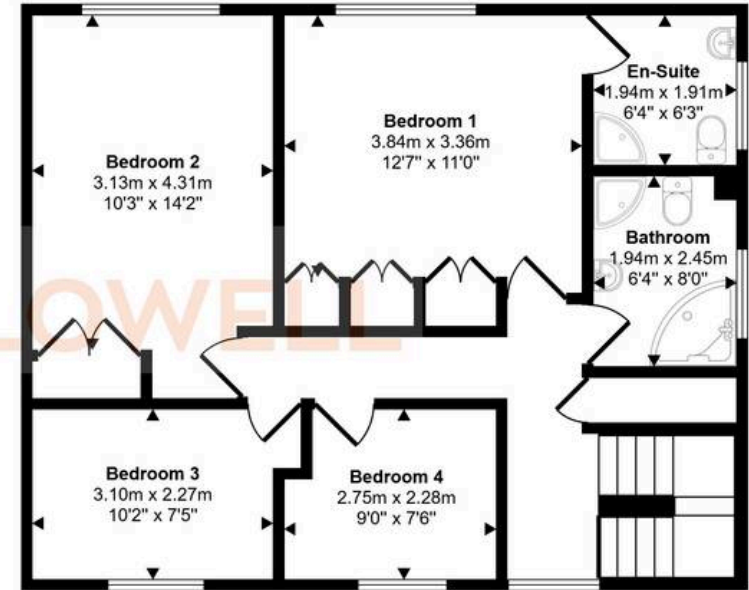
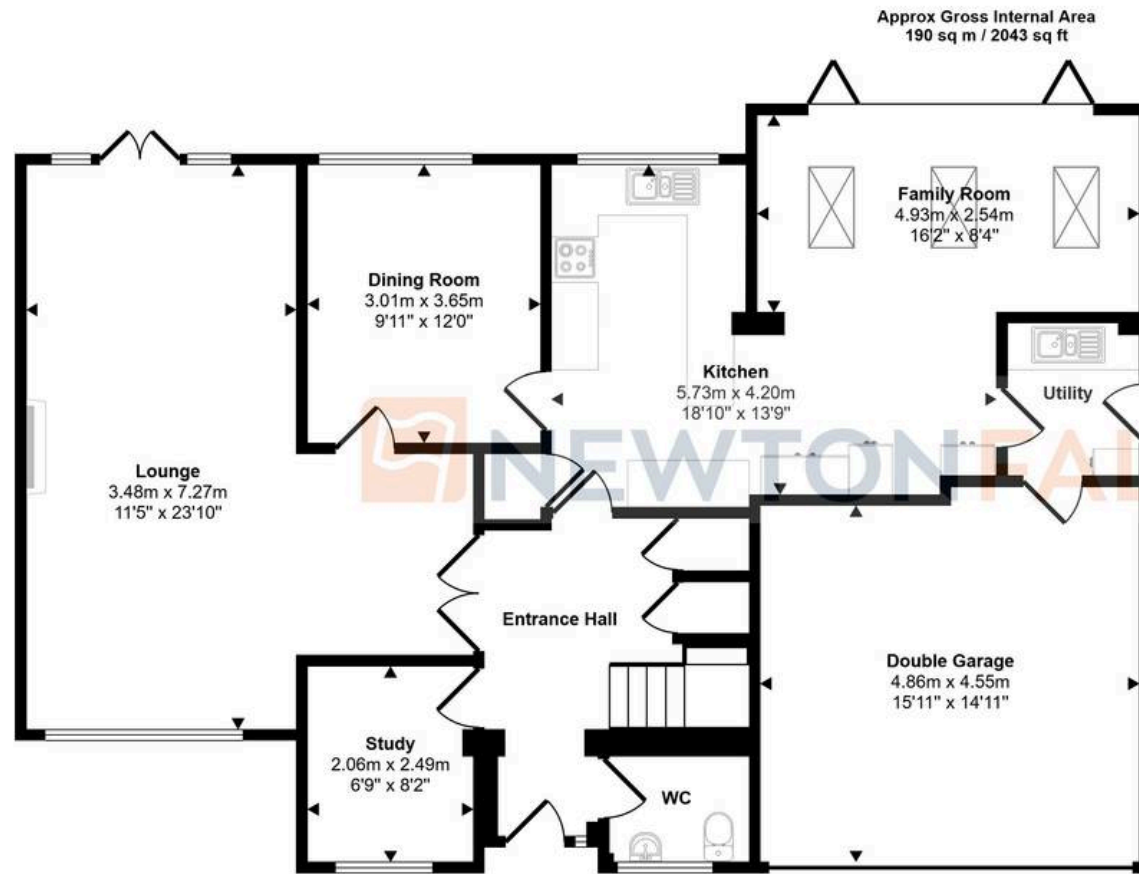
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.

## Anti-Money Laundering Requirements

The law obliges us to verify the identity of all clients involved in buying or selling a property. Although we remain ultimately responsible for ensuring these checks and any necessary ongoing monitoring are completed properly, the initial verification is carried out on our behalf by Lifetime Legal. They will contact you once your offer has been accepted on the property you intend to purchase. A fee of £62 (including VAT) is charged to cover the cost of collecting the required information and performing any additional manual checks or monitoring. This payment must be made directly to Lifetime Legal before we can issue the memorandum of sale, and it is non-refundable. We receive a portion of this fee from Lifetime Legal as compensation for our part in facilitating these checks.







**First Floor**  
Approx 67 sq m / 719 sq ft

**Ground Floor**  
Approx 123 sq m / 1324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Newton Fallowell - Peterborough

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