

Offers In Region Of

**£450,000**

Great Whyte, Ramsey, Cambs PE26 1HP



**To arrange a viewing call us now on 01354 694900**

Built to a particularly high specification and benefitting from NHBC certification, this impressive FOUR BEDROOM DETACHED family home offers generous, well balanced accommodation, conveniently positioned close to a wide range of local amenities. The property is thoughtfully arranged and comprises a welcoming entrance hall, separate living and family rooms and a stylish KITCHEN/BREAKFAST room ideal for both everyday use and entertaining, complemented by a separate UTILITY ROOM and ground floor cloakroom. To the first floor are four well proportioned bedrooms, including a principal bedroom with EN SUITE facilities, together with a contemporary family bathroom. Outside, the home enjoys a good sized rear garden offering excellent outdoor space, while a driveway provides OFF ROAD PARKING, completing this attractive and highly desirable family home.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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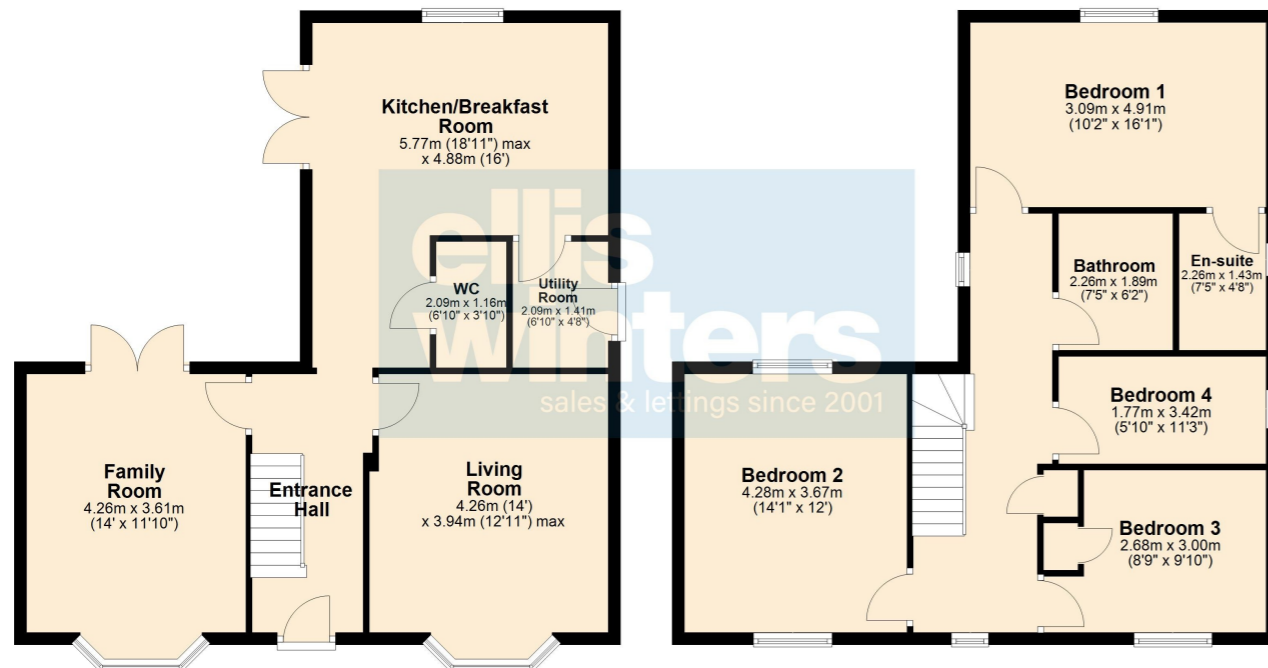
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Ground Floor

First Floor



Ground Floor

Living Room

4.26m (14') x 3.94m (12'11") max  
 Bay window to front, wooden flooring

Family Room

4.26m (14') x 3.61m (11'10")  
 Bay window to front, feature wood burner style gas fire, wood flooring and double doors out to garden

Kitchen/Breakfast Room

5.77m (18'11") max x 4.88m (16')  
 Fitted with a matching range of wall and base units with luxury granite worktops housing eye level double electric oven and four ring induction hob with extractor over, integrated dishwasher and fridge/freezer, central island with breakfast bar area, window to rear and double doors out to garden

Utility Room

2.09m (6'10") x 1.41m (4'8")  
 Fitted with wall and base units with wooden worktops, plumbing for washing machine and space for tumble drier, wall mounted boiler, door to garden

WC

2.09m (6'10") x 1.16m (3'10")  
 Fitted with a low level wc and hand wash basin

First Floor

Bedroom 1

4.91m (16'1") x 3.09m (10'2")  
 Window to rear, freestanding wardrobes

En-suite

2.26m (7'5") x 1.43m (4'8")  
 Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side

Bedroom 2

4.28m (14'1") x 3.67m (12')  
 Dual aspect windows to both front and rear

Bedroom 3

3.00m (9'10") x 2.68m (8'9")  
 Window to front

Bedroom 4

1.77m (5'10") x 3.42m (11'3")

Bedroom 4

3.42m (11'3") x 1.77m (5'10")  
 Window to side

Bathroom

2.26m (7'5") x 1.89m (6'2")  
 Fitted with a panelled bath, low level wc and hand wash basin. Towel rail

Outside

The front garden is enclosed by hedging and gates to one side lead to the driveway where there is off road parking. To the rear, there is a lovely raised patio with the balance laid to lawn with a feature mature tree.

Services

Mains gas, electricity, water and drainage. The property has gas fired central heating with the ground floor having under floor heating.

Agents Note

Please note that prior to the property being built, there was an issue with some Japanese Knotweed which had come over from a neighbouring property. It affected only a small area of the plot and was dealt with via an Insurance Company which carries a 10 year Certificate. The works commenced in 2020 and were signed off in 2024.

Tenure Freehold

EPC B  
 Council Tax Band E

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.