

£450,000

Brands Close, Ramsey, Huntingdon PE26 1RZ



To arrange a viewing call us now on 01354 694900

Set in a highly SOUGHT-AFTER AREA, this spacious four-bedroom DETACHED family home offers versatility and ample off-road parking, including a double GARAGE. The welcoming accommodation features a bright living room with DUAL-ASPECT windows, and a modern, generous kitchen/diner with a separate utility room. A dedicated office provides a quiet work or study space. Upstairs, four well-proportioned bedrooms include an en-suite bathroom to the master, plus a family bathroom for convenience. Outside, a well-kept rear garden provides an ideal space for relaxation and outdoor activities.

This home combines practical family living with contemporary touches in a desirable location.

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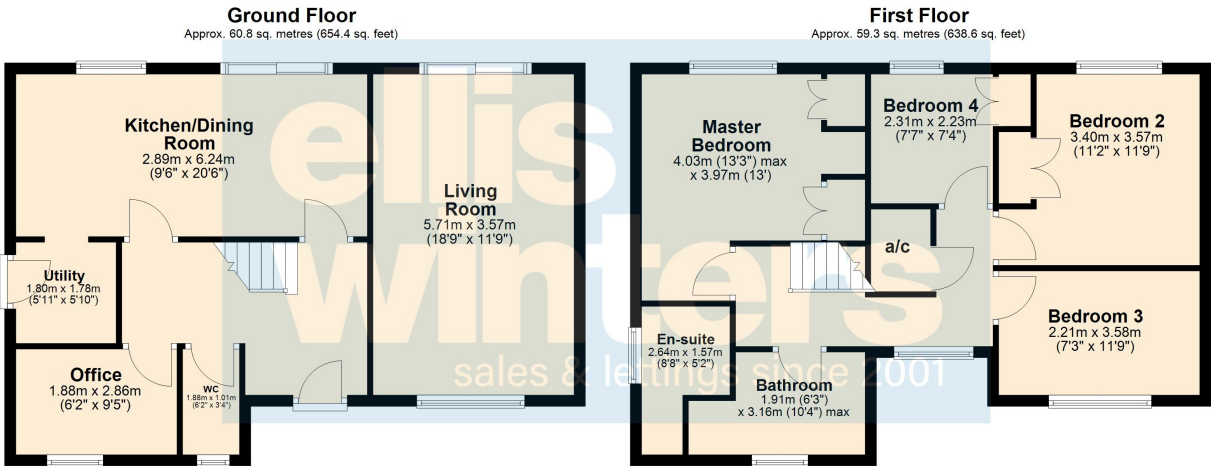
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Total area: approx. 120.1 sq. metres (1293.0 sq. feet)

GROUND FLOOR

Living Room
5.71m (18'9") x 3.57m (11'9")
Window to front and patio doors leading out to the rear garden, fireplace with potential to open for a woodburner.

Kitchen/Dining Room
6.24m (20'6") x 2.89m (9'6")
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, plumbing for dishwasher and space for fridge/freezer, 1 ½ sink and drainer, window to rear and patio doors leading out to rear garden.

Utility
1.80m (5'11") x 1.78m (5'10")
Fitted with base units housing single sink and drainer, plumbing for washing machine and space for tumble drier, door out to garden.

Office
2.86m (9'5") x 1.88m (6'2")
Window to front.

WC
1.88m (6'2") x 1.01m (3'4")
Fitted with a low level wc and hand wash basin set within vanity unit. Window to front.

FIRST FLOOR

Master Bedroom
4.03m (13'3") max. x 3.97m (13')
Window to rear, fitted wardrobes.

En-suite
2.64m (8'8") x 1.57m (5'2")
Fitted with an oversized single shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

Bedroom 2
3.57m (11'9") x 3.40m (11'2")
Window to rear, fitted wardrobes.

Bedroom 3
3.58m (11'9") x 2.21m (7'3")
Window to front.

Bedroom 4
2.31m (7'7") x 2.23m (7'4")
Window to rear, fitted wardrobe.

Bathroom
3.16m (10'4") max. x 1.91m (6'3")
Fitted with a 'p' shaped bath which has shower over, low level wc and hand wash basin set within vanity unit. Window to front.

OUTSIDE

There is an extensive driveway that provides off road parking and leads to the double garage which has standard up and over door, power and light. There is an area of lawn with feature ornamental tree.

To the rear, the well portioned garden is laid mainly to lawn with flower/shrub borders.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold
Huntingdonshire District Council tax band E
Energy rating C

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 £49 + VAT per transaction, 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

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