

£550,000

Dispersal Way, Ramsey, Huntingdon PE26 1FF



To arrange a viewing call us now on 01354 694900

Occupying a delightful position overlooking a green and approached via a PRIVATE DRIVEWAY, this outstanding former show home is an elegant four bedroom DETACHED residence, finished to an exceptionally high specification throughout and still benefiting from NHBC cover. The property boasts generous and versatile accommodation, including separate formal living and dining rooms ideal for entertaining, a dedicated home office perfectly suited to remote working, and a stunning kitchen/breakfast/family room that forms the heart of the home. Upstairs, four well proportioned double bedrooms provide excellent space for a growing family, with the principal suite enjoying a dressing room and en suite, a second bedroom also benefiting from its own en suite, and a stylish family bathroom serving the remaining rooms. Externally, the home is equally impressive, featuring a DOUBLE GARAGE, ample off road parking, and a beautifully landscaped rear garden that offers a private and tranquil outdoor retreat, making this a truly exceptional home in a highly desirable setting.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

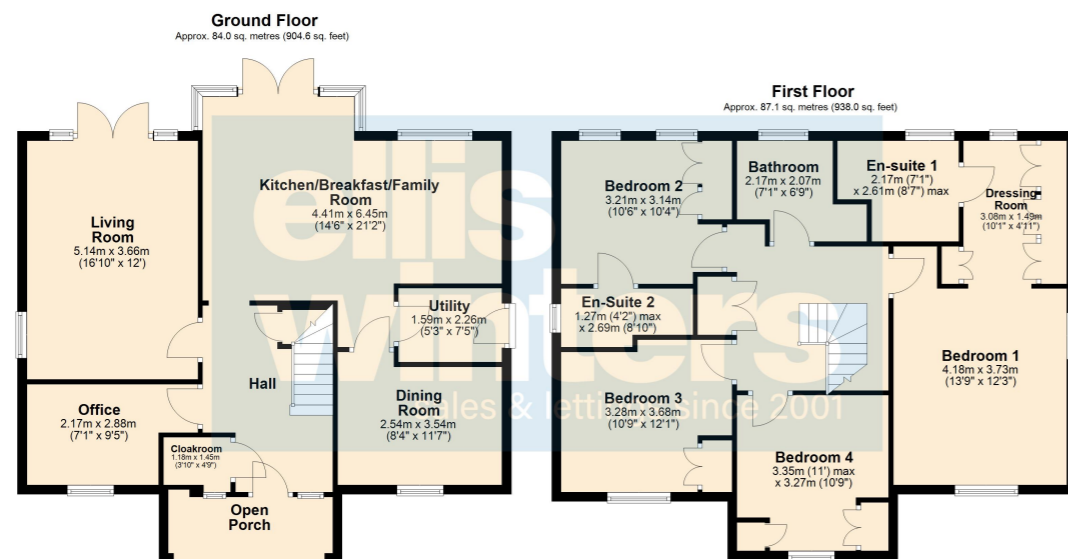
ellis winters
sales & lettings since 2001



ellis winters
sales & lettings since 2001

£550,000

Dispersal Way, Ramsey, Huntingdon PE26 1FF



Total area: approx. 171.2 sq. metres (1842.5 sq. feet)

GROUND FLOOR

Living Room
5.14m (16'10") x 3.66m (12')
Double doors leading out to the rear garden.

Dining Room
3.54m (11'7") x 2.54m (8'4")
Window to front.

Kitchen/Breakfast/Family Room
6.45m (21'2") x 4.41m (14'6")
Fitted with a modern range of wall and base units housing eye level double electric oven with AEG induction hob which has extractor over, integrated dishwasher and fridge/freezer, wine rack, granite worktops, additional freestanding island with wooden worktop, feature plinth lighting, windows to both side and rear plus double doors leading out to garden.

Utility
2.26m (7'5") x 1.59m (5'3")
Fitted with matching wall and base units with granite worktops, wall mounted gas boiler, integrated washing machine and space for tumble drier, door leading out to garage/driveway.

Office
2.88m (9'5") x 2.17m (7'1")
Window to front.

Cloakroom
1.45m (4'9") x 1.18m (3'10")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1
4.18m (13'9") x 3.73m (12'3")
Dual aspect windows to both front and side.

Dressing Room
3.08m (10'1") x 1.49m (4'11")
Fitted wardrobes, and window to rear.

En-suite 1
4.18m (13'9") max. x 2.17m (7'1")
Fitted with a panelled bath, separate double shower cubicle, low level wc and hand wash

basin. Window to rear.
Bedroom 2
3.21m (10'6") x 3.14m (10'4")
Two windows to rear, fitted wardrobes.

En-Suite 2
2.69m (8'10") x 1.27m (4'2") max.
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 3
3.68m (12'1") x 3.28m (10'9")
Window to front, fitted wardrobes.

Bedroom 4
3.35m (11') max x 3.27m (10'9")
Window to front, fitted wardrobes.

Bathroom
2.17m (7'1") x 2.07m (6'9")
Fitted with a panelled bath, single shower cubicle, low level wc and hand wash basin. Window to rear.

OUTSIDE

The property is accessed via a private road and leads to the double garage with power and light. To the rear, the landscaped garden has beautiful mature borders, shaped lawn and patio area.

SERVICES

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

AGENTS NOTE

Please note there will be a management fee payable once the development is complete. The sellers have been advised that this will be around £150 to £180 p.a.

Freehold

Energy rating B
Huntingdonshire District 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.

ellis winters
sales & lettings since 2001