

Guide Price

£385,000 - £400,000

Ugg Mere Court Road, Ramsey Heights,
Huntingdon PE26 2RJ



To arrange a viewing call us now on 01354 694900

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Situated in one of the SOUGHT-AFTER VILLAGES on the outskirts of Ramsey, this deceptively spacious four-bedroom DETACHED family home is a true hidden gem. As the saying goes, don't judge a book by its cover – behind its modest exterior lies an impressively spacious and BEAUTIFULLY PRESENTED home. The well-proportioned accommodation includes a generous living room, a separate office ideal for home working, and a superb open-plan kitchen, dining and family room that enjoys delightful views over the rear garden. Upstairs, the impressive principal bedroom offers an abundance of space, including a relaxing seating area and a stylish EN-SUITE shower room. Three further bedrooms are served by a well-appointed family bathroom featuring both a bath and separate shower. Occupying a larger-than-average plot, the property boasts a substantial rear garden, perfect for families and outdoor entertaining, together with ample off-road parking to the front.

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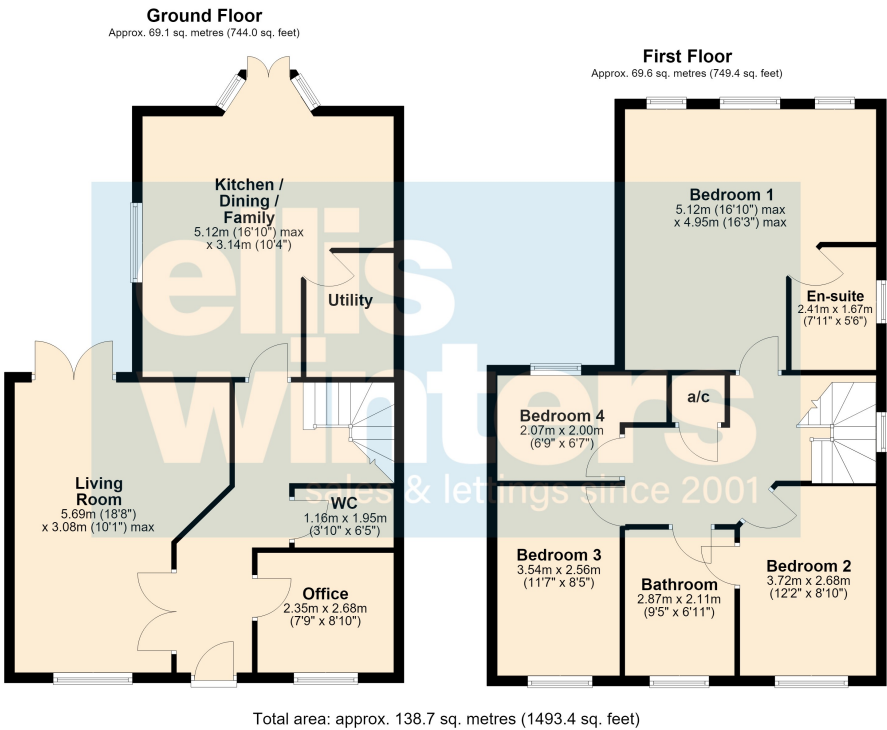
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GROUND FLOOR

Living Room
5.69m (18'8") x 3.08m (10'1") max.
Window to front and double doors to rear,
leading out to garden.

Office
2.68m (8'10") x 2.35m (7'9")
Window to front.

Kitchen / Dining / Family
5.12m (16'10") max. x 3.14m (10'4")
Fitted with a matching range of wall and base
units with wooden worktops housing single
electric oven and four ring ceramic hob with
extractor over, integrated fridge and
dishwasher, single sink and drainer,
Windows to side and double doors out to
garden.

Utility
2.44m (8') x 1.72m (5'8")
Fitted with base units housing single sink and
drainer, plumbing for washing machine and
space for tumble drier and fridge/freezer, wall
mounted gas boiler.

WC
1.95m (6'5") x 1.16m (3'10")
Fitted with a low level wc and hand wash
basin.

FIRST FLOOR

Bedroom 1
5.12m (16'10") max. x 4.95m (16'3") max.
Three windows to rear, seating area for
relaxation.

En-suite
2.41m (7'11") x 1.67m (5'6") plus
0.07m (0'3") x 0.07m (0'3")
Fitted with a corner shower cubicle, low level
wc and hand wash basin. Window to side.

Bedroom 2
3.72m (12'2") x 2.68m (8'10")
Window to front, door into bathroom.

Bedroom 3
3.54m (11'7") x 2.56m (8'5")
Window to front.

Bedroom 4
2.07m (6'9") x 2.00m (6'7")
Window to rear.

Bathroom
2.87m (9'5") x 2.11m (6'11") plus
0.07m (0'3") x 0.07m (0'3")
Fitted with a panelled bath, separate single
shower cubicle, low level wc and hand wash
basin. Half tiled walls and window to front.

OUTSIDE

To the front of the property, there is an area
of lawn plus an extensive gravel area
providing off road parking. To the rear the
larger than average rear garden is laid to
lawn with patio area and field views.

SERVICES

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

Freehold
Huntingdonshire District Council tax band E
Energy rating TBC

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 £66.67 plus VAT per transaction
(£80 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
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and other marketing materials produced by
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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.