





Dispersal Way, Ramsey PE26 1FF

william h brown

welcome to

Dispersal Way, Ramsey

Former Show Home - Beautifully Presented Four Bedroom Detached Home - High Specification & Versatile accommodation

Stunning kitchen/dining room with central island, lounge, study & second reception room, two en suite bathrooms,

double garage, ample parking & attractive landscaped gardens













Front Entrance Door
Brick canopy over

Hall
Luxury Vinyl Tile (LVT) flooring, radiator, window to front understairs storage cupboard and stairs leading up.

W.C
Sottini low Level W.C. Pedestal wash hand basin with mixer taps. Window to the front, LVT flooring and is half tiled

Living Room
Patio doors to rear garden, two radiators and tv point.

Study
LVT flooring, radiator, window to the front.

Second Reception Room
Window to the front, radiator

Kitchen
LVT flooring. Patio doors to rear garden. Range of base and wall units, with chest high AEG double electric oven, induction hob with extractor hood, integrated dishwasher and fridge/freezer, wine cooler, granite worktops and upstands, stainless steel sink with mixer taps, additional freestanding island with butcher block worktop, feature plinth lighting, window to rear. TV point.

The separate utility area has door access to the side of the property and benefits from additional wall and base units with a single bowl inset sink, granite work surfaces and upstands. LVT flooring and a wall mounted enclosed boiler. AEG integral washing machine and space for a tumble dryer.

Stairs To First Floor Landing
Water tank with pressure cylinder which is enclosed in storage cupboard. The landing has loft access and radiator.

Bedroom One
Window to front and side, radiator and TV point.

Dressing area with mirrored wardrobes, window to rear and a radiator, flowing through with access to the principal bedroom en suite bathroom.

En Suite
LVT flooring, Sottini low level W.C. and pedestal wash hand basin with mixer taps, heated towel rail, extractor fan, shaver point, window to rear and half tiled walls. Shower cubicle with thermostatic mixer, as well as panel bath with mixer taps.

Bedroom Two
Two windows to the rear. radiator and mirrored fitted wardrobes with slide out built in desk area. Access to en suite bathroom

En Suite
LVT flooring, Sottini low level W.C. and pedestal wash hand basin with mixer taps, heated towel rail, extractor fan, window to side and half tiled walls. Shower cubicle with thermostatic mixer.

Bedroom Three
Window to front, radiator and fitted wardrobes.

Bedroom Four
Window to front, radiator and three mirrored fitted wardrobes.

Bathroom
LVT flooring, Sottini low level W.C. and pedestal wash hand basin with mixer taps, heated towel rail, extractor fan and window to rear. Panel bath with mixer taps and shower cubicle with thermostatic mixer.

Outside
Front gardens feature off road parking for multiple cars, up and over doors to garage. Outside lighting with slabbed path leading to front door.

Rear garden is enclosed with limestone patio seating area and paths. Rear garden features a raised decked area, planters, bushes and shrubs bordering. Outside tap. Gated side access to front driveway.

Oversized double garage features up and over doors with power and lighting.

welcome to

Dispersal Way, Ramsey

- Executive Detached Family Home with Four Double Bedrooms
- 8.5 Years NHBC Warranty
- En Suites to Bedrooms One & Two
- Dressing Area to Main Bedroom, including mirrored fitted wardrobes
- Spacious Lounge with Patio Doors to rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: E



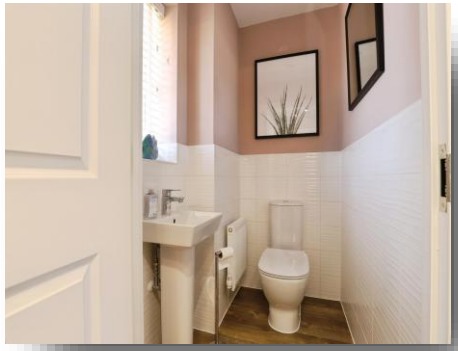
offers in excess of

£525,000

Total floor area 197.7 m² (2,128 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RSY107106 - 0019

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