

£500,000

Lawrence Road, Ramsey, Huntingdon PE26 1UY



To arrange a viewing call us now on 01354 694900

This stunning FOUR-BEDROOM DETACHED family home, set in a highly sought-after location, offers an exceptional blend of space, comfort, style and energy efficiency. Occupying a generous plot with a beautifully maintained garden, DOUBLE GARAGE and AMPLE PARKING. Inside, the impressive accommodation includes a spacious KITCHEN/DINING perfect for everyday living and entertaining, a bright and welcoming living room, a dedicated office, a practical UTILITY ROOM and a cloakroom, while the first floor features four well-proportioned bedrooms, including a superb main bedroom with EN-SUITE, complemented by a modern family bathroom.

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GROUND FLOOR

Hall
Engineered oak floor, storage cupboards, stairs rising to first floor.

Kitchen/Dining Room
5.55m (18'3") x 4.48m (14'8") max.
Fitted with a modern range of wall and base units with separate island/breakfast bar, single electric NEFF oven and integrated microwave, integrated wine cooler, plumbing for dishwasher, separate pantry cupboard, tiled floor and windows to rear and side. Please note white goods are negotiable.

Utility
2.46m (8'1") x 1.93m (6'4")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier and fridge/freezer, single sink and drainer, window to rear, door out to garden. Please note white goods are negotiable.

Living Room
7.35m (24'1") x 3.55m (11'8") min.
Window to front, beautiful granite fireboard housing gas real flame fire, patio doors into garden.

Office
2.51m (8'3") x 2.16m (7'1")
Window to front, internet connection.

Cloakroom
1.59m (5'3") x 1.34m (4'5")
Fitted with a low level wc and hand wash basin set within vanity unit. Window to front.

FIRST FLOOR

Landing
Window to front, large storage cupboard.

Bedroom 1
3.88m (12'9") x 3.21m (10'6")
Window to rear, fitted wardrobe.

En-suite
1.96m (6'5") x 1.92m (6'4")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side

Bedroom 2
4.98m (16'4") max. x 3.16m (10'4") max.
Window to rear, fitted wardrobe.

Bedroom 3
3.16m (10'4") x 2.27m (7'5")
Window to front.

Bedroom 4
4 2.86m (9'5") max. x 2.27m (7'5")
Window to front.

Bathroom
2.49m (8'2") x 2.29m (7'6")
Fitted with a panelled bath which has shower over, low level wc and hand wash basin. Window to front.

OUTSIDE

To the front of the property the garden is open plan and laid to lawn with ornamental trees. The double garage is set at the rear of the property and has standard up and over doors, power and light. There is a separate courtesy door from the garage into the garden. A block paved driveway to the front provides off road parking.

To the rear, the well sized garden is also laid to lawn with Indian sandstone patio area, flower and shrub borders, summerhouse, greenhouse and shed.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating which is wifi controlled so that each room can be individually programmed.

AGENTS NOTE

There are 14 solar panels with 9kwh capacity batteries installed, with surplus power exported to the grid. These panels are owned by the seller.

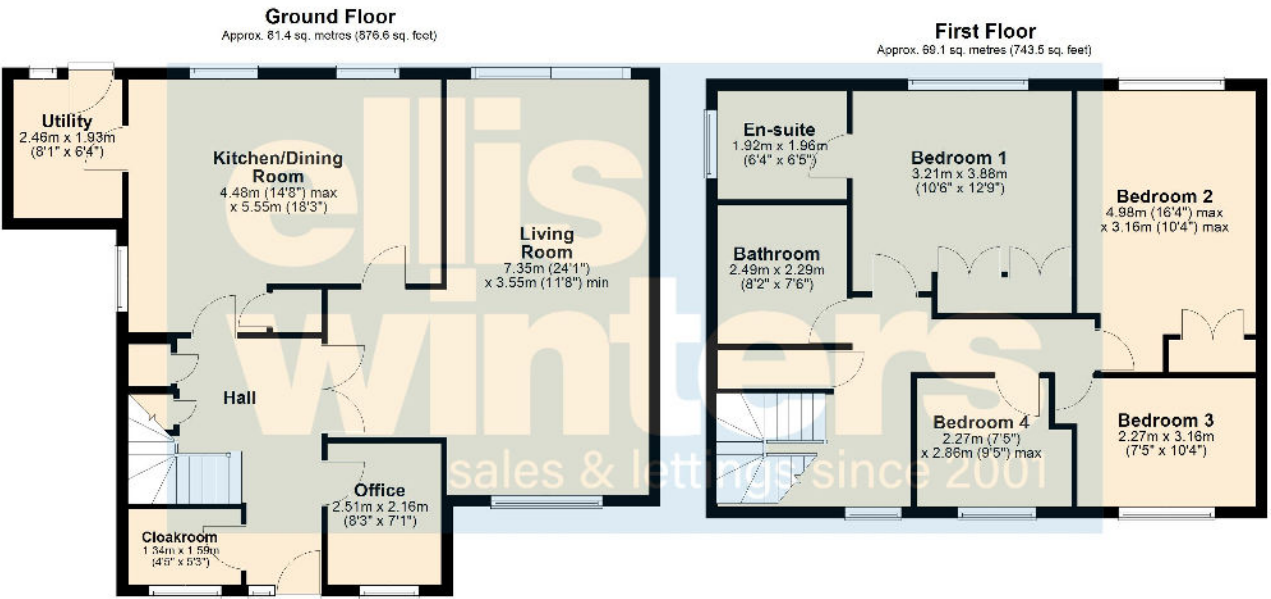
Tenure Freehold
Energy rating A (score of 92)
Council Tax Band E

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 £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.

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Total area: approx. 150.5 sq. metres (1620.1 sq. feet)

