

Offers In Region Of

£450,000

Great Whyte, Ramsey, Huntingdon PE26 1HP



To arrange a viewing call us now on 01354 694900

Built to a particularly high specification and benefitting from NHBC certification, this impressive FOUR BEDROOM DETACHED family home offers generous, well balanced accommodation, conveniently positioned close to a wide range of local amenities. The property is thoughtfully arranged and comprises a welcoming entrance hall, separate living and family rooms and a stylish KITCHEN/BREAKFAST room ideal for both everyday use and entertaining, complemented by a separate UTILITY ROOM and ground floor cloakroom. To the first floor are four well proportioned bedrooms, including a principal bedroom with EN SUITE facilities, together with a contemporary family bathroom. Outside, the home enjoys a good sized rear garden offering excellent outdoor space, while a driveway provides OFF ROAD PARKING, completing this attractive and highly desirable family home.

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

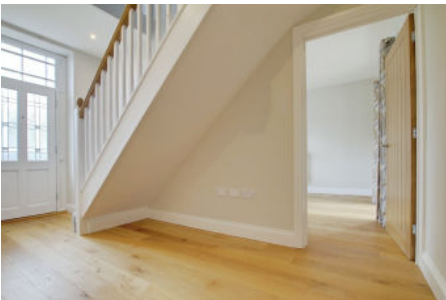
ellis winters
sales & lettings since 2001



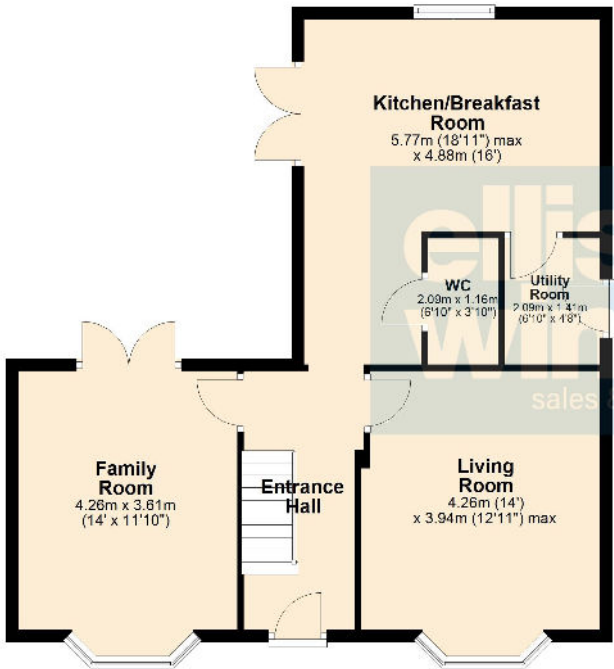
ellis winters
sales & lettings since 2001

Offers In Region Of
£450,000

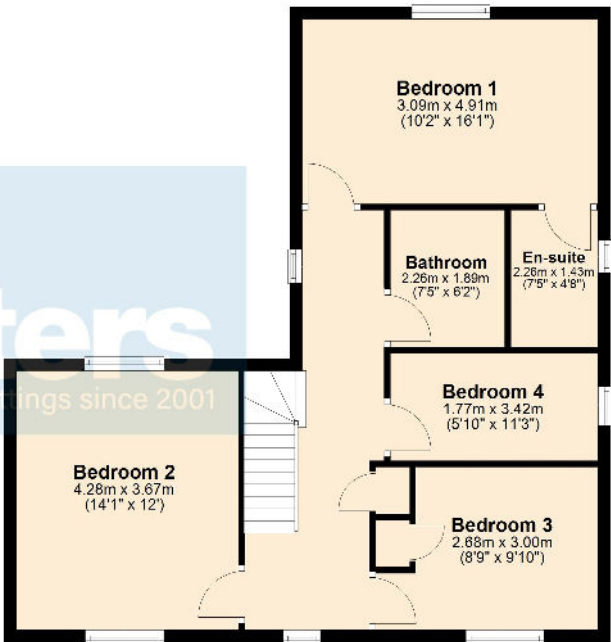
Great Whyte, Ramsey, Huntingdon PE26 1HP



Ground Floor



First Floor



Ground Floor

Living Room
4.26m (14') x 3.94m (12'11") max
Bay window to front, wooden flooring

Family Room
4.26m (14') x 3.61m (11'10")
Bay window to front, feature wood burner
style gas fire, wood flooring and double doors
out to garden

Kitchen/Breakfast Room
5.77m (18'11") max x 4.88m (16')
Fitted with a matching range of wall and base
units with luxury granite worktops housing
eye level double electric oven and four ring
induction hob with extractor over, integrated
dishwasher and fridge/freezer, central island
with breakfast bar area, window to rear and
double doors out to garden

Utility Room
2.09m (6'10") x 1.41m (4'8")
Fitted with wall and base units with wooden
worktops, plumbing for washing machine and
space for tumble drier, wall mounted boiler,
door to garden

WC
2.09m (6'10") x 1.16m (3'10")
Fitted with a low level wc and hand wash
basin

First Floor

Bedroom 1
4.91m (16'1") x 3.09m (10'2")
Window to rear, freestanding wardrobes

En-suite
2.26m (7'5") x 1.43m (4'8")
Fitted with a double shower cubicle, low level
wc and hand wash basin set within vanity
unit. Window to side

Bedroom 2
4.28m (14'1") x 3.67m (12')
Dual aspect windows to both front and rear

Bedroom 3
3.00m (9'10") x 2.68m (8'9")
Window to front

Bedroom 4
3.42m (11'3") x 1.77m (5'10")
Window to side

Bathroom
2.26m (7'5") x 1.89m (6'2")
Fitted with a panelled bath, low level wc and
hand wash basin. Towel rail

Outside

The front garden is enclosed by hedging and
gates to one side lead to the driveway where
there is off road parking. To the rear, there is
a lovely raised patio with the balance laid to
lawn with a feature mature tree.

Services

Mains gas, electricity, water and drainage.
The property has gas fired central heating
with the ground floor having under floor
heating.

Agents Note

Please note that prior to the property being
built, there was an issue with some Japanese
Knotweed which had come over from a
neighbouring property. It affected only a
small area of the plot and was dealt with via
an Insurance Company which carries a 10
year Certificate. The works commenced in
2020 and were signed off in 2024.

Tenure Freehold
EPC B
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.

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 also provides professional
Lettings, Property Management, Estate
Management and Block Management
services. Whether you are considering
renting your property to support your next
move, exploring buy-to-let opportunities,
seeking a review of your existing portfolio, or
looking for expert management support, our
experienced team is on hand to assist.
Please contact us using the details above to
discuss your requirements.

ellis winters
sales & lettings since 2001