



RE/MAX

PROPERTY HUB



63 Ramsey Road, CO12 4RL

Asking price £400,000

Beautifully presented throughout, this spacious detached home offers superb open-plan living, perfectly suited to modern family life and entertaining. The heart of the home is an impressive open-plan lounge, dining and kitchen area, featuring a characterful fireplace with log burner, central island and ample space for family gatherings. A conservatory, utility/laundry room and ground floor WC add further practicality, while upstairs are three generously sized bedrooms and a stylish four-piece family bathroom.

Outside is where this property truly stands out. The stunning south-facing rear garden extends to approximately 100ft and has been thoughtfully designed to create the ultimate entertaining space, complete with an outdoor bar and a substantial detached garden cabin currently arranged as a games room and lounge/bar.

Further benefits include driveway parking and a brick-built garage/workshop with power and lighting, making this an exceptional home both inside and out.

Front Porch:

UPVC double glazed, leads to further solid wood entrance door with glazed leaded lights either side

Entrance Hall:

With obscured window to side aspect, door to GF cloakroom and through to living areas, stairs to first floor

GF Cloakroom:

Low level WC, corner wash basin with complimentary wall tiling, obscured window to side aspect

Lounge/Diner: 25'2" x 12'5" (7.68 x 3.79)

Bay window to front aspect, feature fireplace housing newly installed log burner, breakfast bar/island with space for seating and storage cupboards underneath, opens through to kitchen area, UPVC French doors leading out to conservatory

Kitchen Area: 8'5" x 7'10" (2.58 x 2.40)

Fitted with a modern range of wall and base units, integrated dishwasher, built in oven, hob and extractor hood, one and a half bowl stainless steel sink/drainers with mixer tap, window to side aspect

Conservatory: 14'6" x 10'6" (4.44 x 3.21)

UPVC construction, overlooking the garden, with French doors leading out to garden and a further door to the side

Utility Room: 8'5" x 8'5" (2.58 x 2.57)

Spaces for washing machine, tumble dryer and other appliances as required, stainless steel sink/drainers with mixer tap and storage cupboards underneath, wall mounted heated towel rail, opaque double glazed door to garden, and a further door leading to garage

First Floor Landing:

Doors to all bedrooms and bathroom, loft access hatch and opaque window to side aspect

Master Bedroom: 13'3" x 11'1" (4.04 x 3.38)

With bay window to front aspect and one wall of fitted wardrobes

Bedroom Two: 12'0" x 10'7" (3.66 x 3.25)

Window to rear aspect and one wall of fitted wardrobes

Bedroom Three: 7'6" x 7'0" (2.31 x 2.14)

With angled bay window to front aspect

Family Bathroom: 8'4" x 7'6" (2.55 x 2.31)

Four piece suite comprising:- Freestanding roll top bath, wash basin in vanity unit, double shower cubicle, low level WC, chrome heated towel radiator and opaque window to rear aspect, complimentary wall tiling

Garage & Outside Areas:

Off road parking available to the front of the property as well as a garage/workshop to the side (power and light connected)

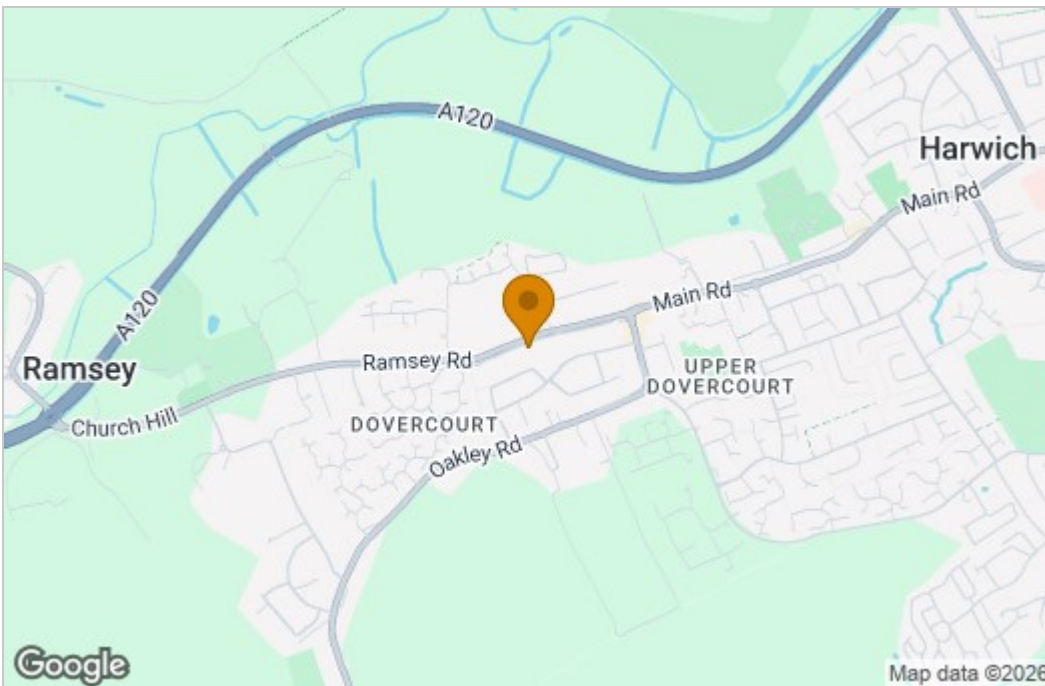
The show-stopping rear garden is approx. 100ft in length and south facing so perfect for sun-lovers, with 2 composite decked areas and pathway, a paved area with wooden bar to the rear, a large lawn area with shingled planter beds to both sides, gated side access, fully enclosed by wooden fencing

A detached garden cabin combines a games room and lounge area with bar plus a useful storage cupboard, this could be utilised for many uses including a gymnasium or home office if required

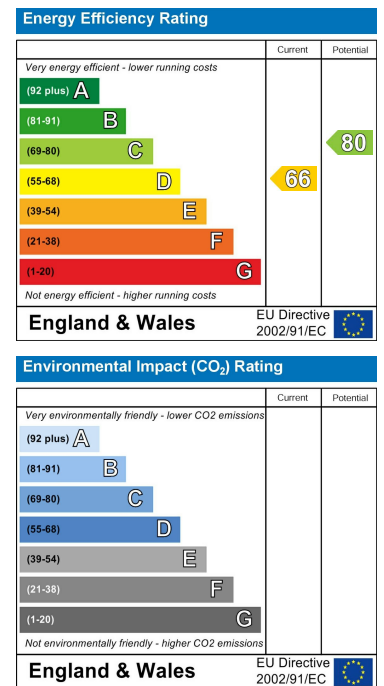
Floor Plan



Area Map



Energy Efficiency Graph



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