

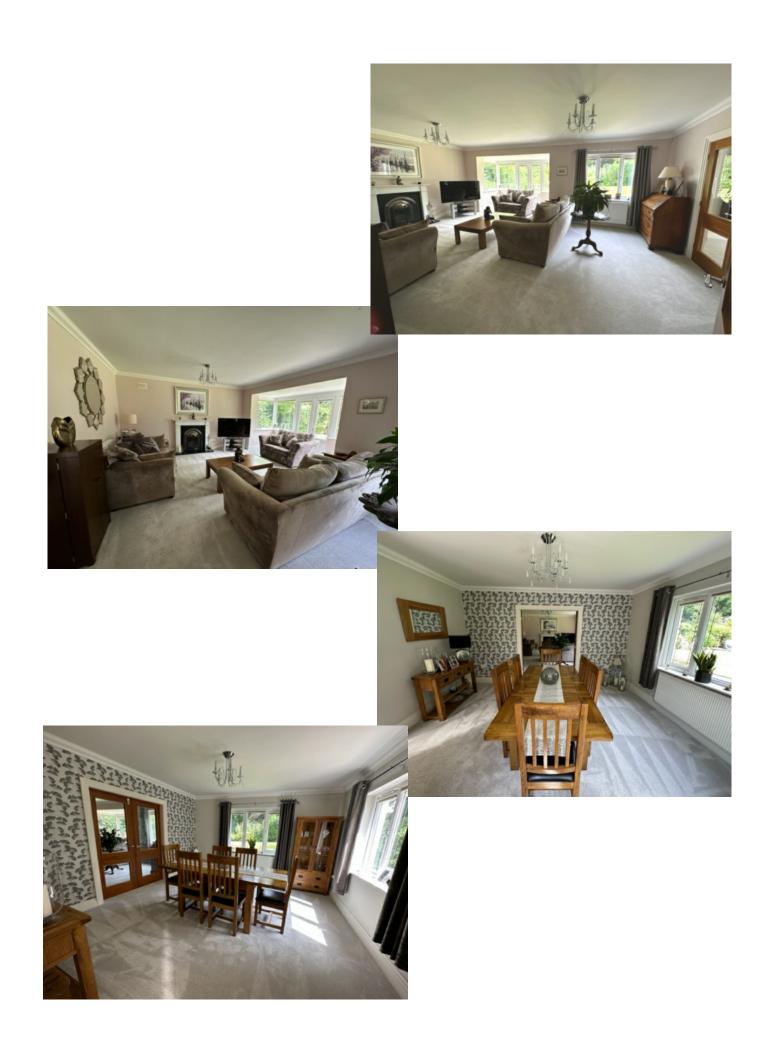
## 4 Queens Valley Ramsey £949,950

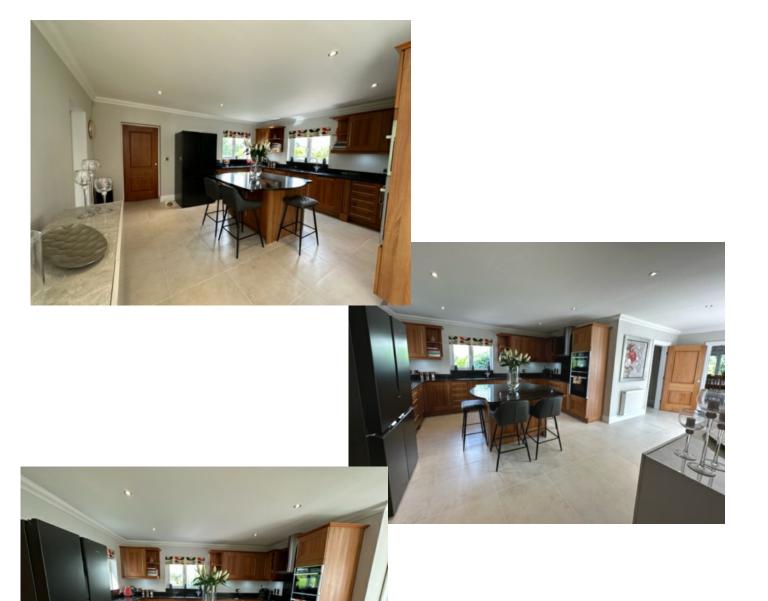


Enter Through Electric Gates, Leading to a Beautiful Property, Presented in 'Show House' Condition. Block Pavioured Driveway Suitable for Several Vehicles, This Property is Situated on a Large plot. Walking distance to Ramsey Town Centre. Executive Style Property Built 2008.

Accommodation Comprises: Large Entrance Hall, Cloakroom, Study, Double Doors to Lounge with French Doors to Rear Garden and Patio, Double Doors to Dining Room, Spacious Open Plan Kitchen with Conservatory Dining Area, Family Room with Double Doors to Conservatory, Utility Room, Integral Double Garage. Very Large Master Bedroom with Fitted Wardrobes and Full En-suite, Four Double Bedrooms (Two with En-Suite Bathrooms) Separate Family Bathroom, Airing Cupboard. Well kept Gardens to Front and Rear, Mainly Laid to Lawn with Mature Trees and Shrubs to Boundary, Patio Areas ideal for Entertaining. 3yr old Boiler, Oil Fired Central Heating, uPVC Double Glazed throughout.

'Viewing's highly recommenced to appreciate this impressive Property'







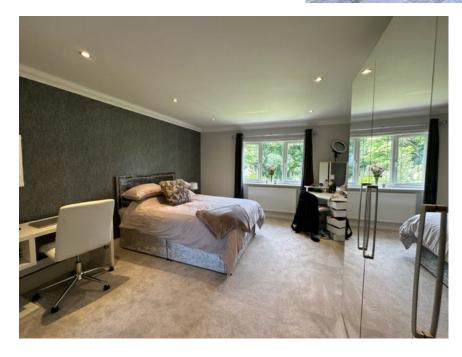














**Directions: P**roceed from Parliament Square out along Waterloo Road.Turn right onto Ballure Grove, then first left and left again, the Property will be found straight ahead, clearly identifiable by our 'For Sale ' board

**GROUND FLOOR** 

Rateable Value: £.....

Rates Payable: £..... (Inc. Water Rates)

1955 sq.ft. (181.7 sq.m.) approx. LOUNGE 21' 10" x 18' 2 6.65m x 5.54m DINING ROOM 10' 8" x 13' 3" 3.26m x 4.05m TRANCE HAL PEN PLAN KITCHEN/DINER 18' 9" x 25' 5" 5.71m x 7.75m CONSERVATOR 13' 5" x 15' 4" 4.08m x 4.68m UTILITY ROOM 7' 9" × 6' 3<sup>3</sup> 2.36m × 1.91m 13' 5" × 16' 4" 4,08m × 4.98m DOUBLE GARAGE 21' 2" x 19' 3" 6.44m x 5.88m **1ST FLOOR** 1748 sq.ft. (162.4 sq.m.) approx. BEDRO 12' 3" x 1.73m x ENSUITE 1" × 11'7" 5m × 3.53m BATHROOM 10' 10" x 7' 8" BEDROOM 45n LANDING BEDROOM 2 14' 0" x 13' 10 4.26m x 4.22n ENSUITE 7' 9" x 10' 0" 2.36m x 3.04m SUIT ( 12) 2.65 WA RDRO MASTER BEDROOM 21' 2" x 37' 9" 21' 2" x 37' 9" 6.44m x 11.50m

TOTAL FLOOR AREA : 3703 sq.ft. (344.0 sq.m.) approx.

