



**4 Queens Valley  
Ramsey  
£949,950**



**Enter Through Electric Gates, Leading to a Beautiful Property,  
Presented in 'Show House' Condition.  
Block Paved 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 recommended to appreciate this impressive Property'**









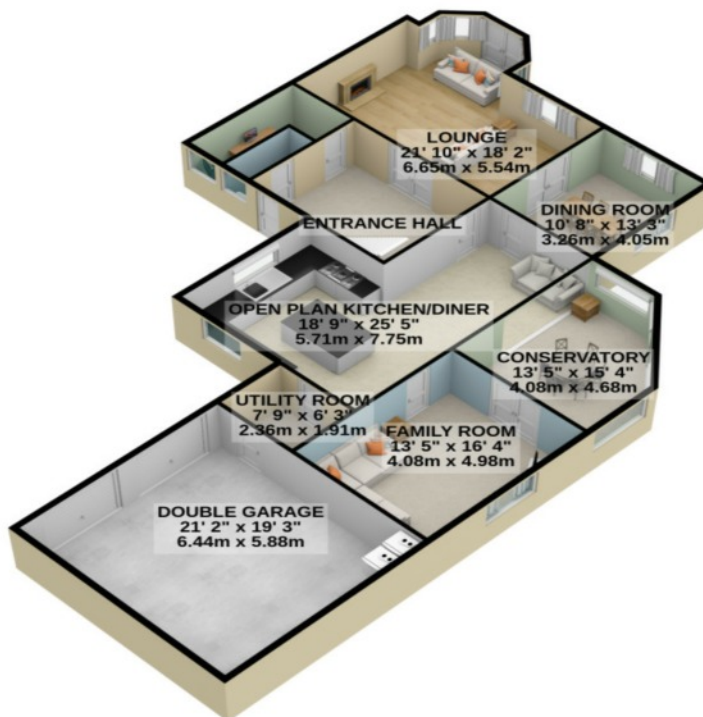


**Directions:** Proceed from Parliament Square out along Waterloo Road. Turn right onto Ballure Grove, then first left and left again, the Property will be found straight ahead, clearly identifiable by our 'For Sale' board

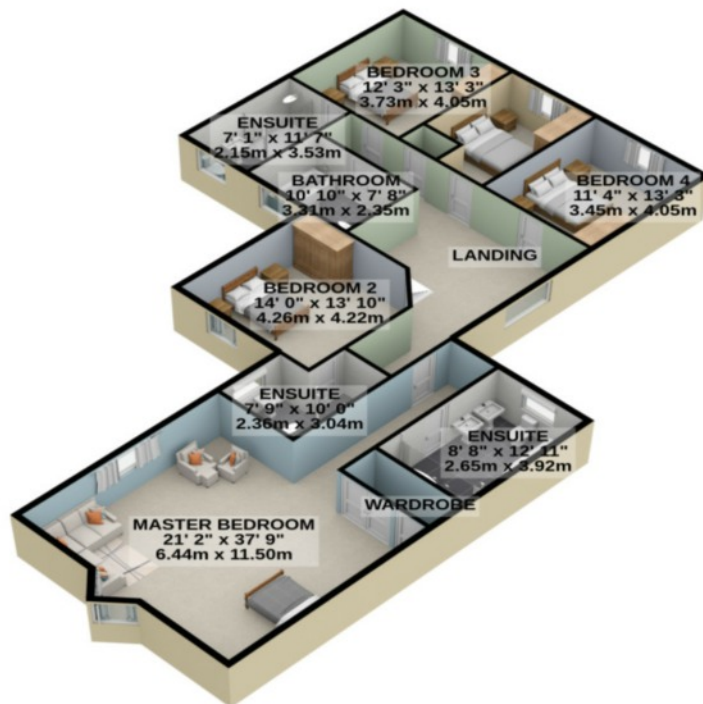
**Rateable Value:** £.....

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

**GROUND FLOOR**  
1955 sq.ft. (181.7 sq.m.) approx.



**1ST FLOOR**  
1748 sq.ft. (162.4 sq.m.) approx.



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