

£400,000

Peacock Chase, Sutton, Cambridgeshire CB6 2GN



**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN, this MODERN four bedroom DETACHED family home is only 3 years old and offers light and airy accommodation throughout.

Our seller has owned the property from new which benefits from spacious kitchen/diner with utility in support, office, living room and the convenience of a ground floor WC.

Upstairs all four bedrooms are of a good size and the master bedroom has an EN-SUITE shower room. There is also, the family bathroom.

There is a single GARAGE to the front and off road parking.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**elliswinters&co**



£400,000

Peacock Chase, Sutton, Cambridgeshire CB6 2GN



**GROUND FLOOR**

**HALL**

Stairs rising to first floor.

**WC**

1.88m (6'2") x 0.90m (2'11")  
Fitted with a low level WC and hand wash basin.

**KITCHEN/DINING ROOM**

6.69m (21'11") x 3.23m (10'7")  
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated fridge/freezer and dishwasher, 1 ½ sink and drainer, windows to both front, side and rear.

**UTILITY**

2.64m (8'8") x 1.54m (5'1")  
Base unit housing single sink and drainer, integrated washing machine, wall mounted gas boiler, door out to rear garden.

**OFFICE**

3.37m (11'1") max. x 1.82m (6')  
Window to front.

**LIVING ROOM**

4.80m (15'9") x 3.37m (11'1")  
Double doors to rear with windows to each side.

**FIRST FLOOR**

**MASTER BEDROOM**

4.57m (15') max. x 3.49m (11'5")  
Window to front.

**EN-SUITE**

2.62m (8'7") x 1.46m (4'9")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to front.

**BEDROOM 2**

3.57m (11'9") max. x 3.14m (10'4")  
Window to rear.

**BEDROOM 3**

3.38m (11'1") max. x 2.80m (9'2")  
Window to front.

**BEDROOM 4**

3.21m (10'6") x 2.09m (6'10") max.  
Window to rear.

**BATHROOM**

2.55m (8'4") max. x 1.88m (6'2")  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

**OUTSIDE**

The front garden is open plan, laid with ornamental gravel and has feature shrubs and plants. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the garden has a shaped lawn, patio areas and deep borders.

**SERVICES**

Mains gas, electricity, water and drainage. The property has gas fired central heating.

**AGENTS NOTES**

Please note there is a maintenance charge of £375 p.a. for maintenance of the communal garden areas. The property is still covered by NHBC. All curtains and blinds will remain at the property.

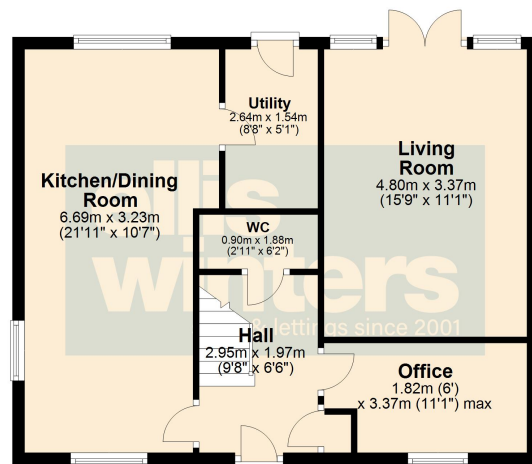
**TENURE**

Freehold

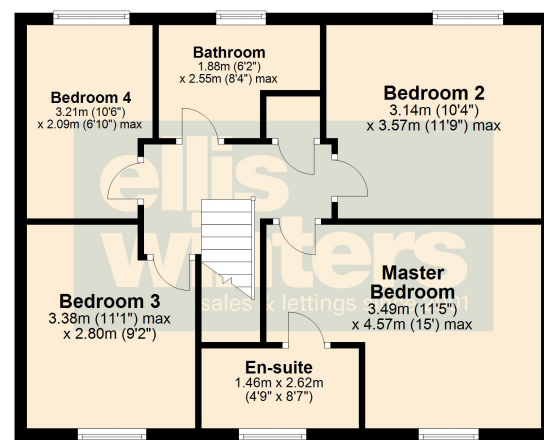
East Cambridgeshire District Council Tax band E  
Energy rating - B

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

**Ground Floor**  
Approx. 55.8 sq. metres (600.8 sq. feet)



**First Floor**  
Approx. 57.4 sq. metres (618.2 sq. feet)



Total area: approx. 113.2 sq. metres (1219.0 sq. feet)