



Stimpson Street, Sutton, Ely, Cambs, CB6 2GL

Sought After Village Location - Beautifully Presented - Modern Detached House - 3 Double Bedrooms - Kitchen/Diner & Utility - Lounge - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway - Call To View (01354) 696700

£325,000



Ground Floor

Entrance Hall

Double glazed entrance door, laminate flooring, stairs to first floor and door to:

Kitchen/Diner

5.56m (18'3") x 2.67m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, induction hob with extractor hood over and oven, integrated fridge freezer and dishwasher, two radiators, laminate flooring, double glazed windows to front and rear and door to:

Utility

2.29m (7'6") x 2.02m (6'8") max
Fitted base units with integrated washing machine, laminate flooring, storage cupboard, radiator, double glazed door to rear.

Lounge

5.57m (18'3") x 3.10m (10'2")
Double glazed window to front, two double glazed windows to side, double glazed double doors to rear, two radiators and laminate flooring.

WC

Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, radiator and laminate flooring.

First Floor

Landing

Double glazed window to rear, radiator and door to:

Bedroom 1

3.67m (12') x 3.18m (10'4") max
Double glazed window to front, radiator and door to:

En-suite

Fitted with three-piece suite comprising shower, pedestal wash hand basin and low-level WC and double-glazed window to front.

Bedroom 2

3.81m (12'5") x 2.73m (8'11") max
Double glazed window to front, radiator, door to:

Bedroom 3

2.75m (9') x 2.74m (9')
Double glazed window to rear and radiator.

Bathroom

Fitted with three-piece suite comprising bath with shower hand hose over, pedestal wash hand basin and low-level WC, radiator, vinyl flooring and double glazed window to side.

Outside

The property has a driveway to the side and an enclosed garden to the rear. The garden comprises of lawn and patio with a selection of plants & shrubs. There is also a 5m x 3m summer house/shed with lights & electric sockets.

NOTES

The developer is willing to offer a £5000 spend as you like for home improvements

EPC - B



Plans are for representative purposes only
Plan produced using PlanUp.



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.