



## 39 Stirling Way, Sutton, Ely, Cambs, CB6 2QY

Village Location - End Terraced House - 3 Bedrooms - Kitchen - Lounge & Dining Room - Ensuite, Bathroom & Ground Floor WC - Enclosed Rear Garden - Garage - Driveway - Call To View (01354) 696700

**£287,999**



**Entrance Hall**  
Radiator, fitted carpet and stairs leading to the first floor.

**Dining Room**  
2.75m (8'9") x 3.67m (12') Max  
Double glazed window to front, single radiator and laminate flooring.

**Kitchen**  
4.56m (14'9") Max x 4.63m (15'1")  
Fitted with a matching range of base and eye level units with worktop space over, ceramic sink with tiled surround, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric double oven, built-in gas hob, two double glazed windows to rear, built-in under stairs storage cupboard, single radiator and tiled flooring.

**WC**  
Fitted with two piece suite comprising, wash hand basin and WC, tiled splashbacks, tiled flooring and double glazed window to rear.

**Lounge**  
5.53m (18'1") x 3.46m (11'3")  
Double glazed window to front, single radiator, fitted carpet and double doors leading to the garden.

**First Floor**

**Landing**  
Double glazed window to rear, built-in storage cupboard, single radiator and fitted carpet.

**Bedroom 1**  
3.62m (11'8") x 4.43m MAX (14'5")  
Double glazed window to front, built-in wardrobes with sliding doors, single radiator and fitted carpet.

**En-suite**  
Fitted with three-piece suite comprising wash hand basin, shower cubicle and WC, tiled surround, double glazed window to front, single radiator and tiled flooring.

**Bedroom 2**  
3.37m (11") x 2.77m (9")  
Double glazed window to front, single radiator and fitted carpet.

**Bedroom 3**  
2.77m (9") x 2.06m (6'7")  
Double glazed window to rear, single radiator and fitted carpet.

**Bathroom**  
Fitted with three-piece suite comprising panelled bath, wash hand basin and WC, tiled surround, double glazed window to rear, single radiator and tiled flooring.

**Outside**  
To the front of the property is a very well-maintained front garden which comprises of many established plants/shrubs and flowers.

The rear garden is enclosed and is mainly laid with lawn and a



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.

Call to arrange a viewing **01354 696700**

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