



## Churchill Close, Sutton, Ely, Cambs, CB6 2QF

Beautifully Presented - Detached Bungalow - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Bathroom – Garage, Carport & Driveway Parking - Front, Side & Rear Gardens - Call To View (01354) 696700

**£280,000**



**Entrance Hall**  
Two triple glazed windows and entrance door to front, boiler cupboard, radiator, wooden flooring and doors to:

**Lounge**  
5.95m (19'6") x 3.00m (9'10")  
Two triple glazed windows to front, two radiators, laminate flooring, media wall and door to:

**Kitchen/Breakfast Room**  
5.95m (19'6") x 3.07m (10'1")  
Fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven,

built-in induction hob with extractor hood over, triple glazed window to rear, radiator, vinyl flooring, triple glazed double doors to garden and door to side to garage & driveway.

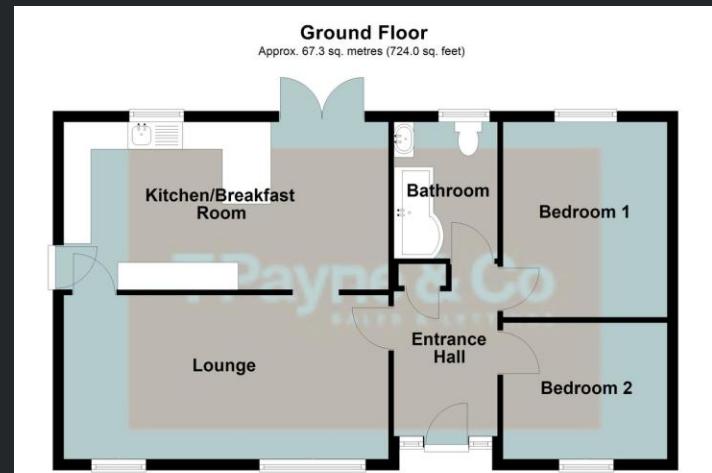
**Bathroom**  
Fitted with three piece suite comprising P shaped panelled bath with separate shower over and glass screen, wash hand basin with storage under and low-level WC, heated towel rail, extractor fan, triple glazed window to rear and tiled flooring with under floor heating.

**Bedroom 1**  
3.55m (11'8") x 3.01m (9'10")  
Triple glazed window to rear and radiator.

**Bedroom 2**  
3.01m (9'10") x 2.50m (8'2")  
Triple glazed window to front, part panelled walls and radiator.

**Outside**  
There is a single garage with electric and light, carport and driveway parking on both sides of the property. The front garden is laid to lawn with pathway leading to steps up to the front entrance door. The enclosed rear garden has a decked area, patio area and artificial lawn.

**EPC Rating: C**



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** **TPayne & Co**  
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