Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX 01353 665020 | sales@clarkhomes.co.uk clarkhomes.co.uk





8 Bellairs, Sutton, CB6 2RW Asking Price £365,000









- 4 Bedroom Detached House in
  Superb Corner Plot Position **Established Village Location**
- Potential to Create Additional Accommodation (STPP)
- Spacious Sitting Room & Conservatory
- Large Fully Enclosed Garden With Timber Shed/Workshop
- With South Facing Garden
- Kitchen, Cloakroom & Dining Room/Study
- Gas Fired Heating & Double **Glazed Windows**
- Detached Garage & Parking to Front & Rear

A 4 bedroom detached house occupying a premium corner plot position within an established development in the well served village of Sutton. Well maintained, the accommodation, in brief, comprises:- entrance porch, entrance hall, cloakroom, kitchen, dining room/study, sitting room, conservatory, 4 bedrooms and a bathroom. The heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is off road parking to the front of the house, mature shrubs and bushes to the front and side and further parking to the rear which also provides access to a single detached garage with up and over door to front, power, light and personal door to the rear garden. A good sized garden to the rear enjoys a southerly aspect and is a particular feature of the property. Fully enclosed it provides a good level of privacy and seclusion and contains areas of lawn, well stocked shrub beds and a garden shed/workshop with power and light. A large covered paved terrace, which can also be accessed from the kitchen provides an ideal area for alfresco dining. The Council Tax rating is currently Band C and the EPC rating is currently Band C

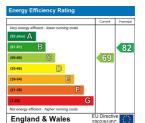
Sutton is a well served village with facilities including a primary school, hairdressers, public house, various take-away's, doctors surgery, pharmacy. convenience store and a Co-op, all of which are within close proximity of the property.

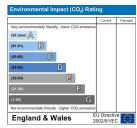
Directions to the property using What3Words. Enter the link in your browser then click on Waze or Google Maps:

https://w3w.co/interrupt.dazzling.future









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