

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





About 115.5 m² ... 1243 ft²

All dimensions / floor plans are approximate and should not be relied upon.

- 4 Bedroom Detached House in Established Village Location
- Potential to Create Additional Accommodation (STPP)
- Spacious Sitting Room & Conservatory
- Large Fully Enclosed Garden With Timber Shed/Workshop
- Superb Corner Plot Position 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>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	69	82	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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