

Asking Price £725,000
Freehold



'Highfield House', 15 Sutton Park, Sutton, Cambs, CB6 2RP



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A substantial detached family home situated in a highly sought after village setting.

Sutton Park is a delightful parkland setting with a mix of large, individual detached family homes, situated on the eastern outskirts of the village. Originally built in 1994 the property offers traditional living with extensive and versatile accommodation arranged over two floors, in brief, comprising:- entrance porch, reception hall, 3 reception rooms, kitchen/breakfast room, utility room, study, 5 double bedrooms and 3 bath//shower rooms (1 en-suite). There is parking to the front of the house for several cars, a double garage and an established south facing garden to the rear. Heating is gas fired to radiators and the windows are PVCu double glazed. The council tax band is currently Band G and the EPC rating is currently Band C. A significant benefit is the fact there is no onward chain providing immediate possession for those who wish/need to move quickly.

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

Features

- Highly Sought After Parkland Setting
- Extensive & Versatile Accommodation
- 3 Reception Rooms & Study
- 5 Double Bedrooms & 3 Bath/Shower Rooms
- Parking For Several vehicles & Double Garage
- Private, Established South Facing Rear Garden
- NO ONWARD CHAIN





Entrance Porch:
Door to:-

Reception Hall:
Stairs to first floor.

Drawing Room:
Triple aspect, open fireplace and French doors to rear garden.

Sitting Room:
Dual aspect, open fireplace, French doors to rear garden and archway to:-

Dining Room:
Bay window to front aspect.

Kitchen/Breakfast Room:
Range of matching base and wall cabinets, sink unit, position for dishwasher, doors to rear garden and utility room and integrated appliances comprising electric oven with extractor fan above, 2 ring ceramic hob, fridge and freezer.

Utility Room:
Range of matching base and wall cabinets, sink unit, position for washing machine and tumble dryer, cloaks cupboard and wall mounted Ideal gas boiler.

Study:

Shower Room:
Low level WC, pedestal wash basin and shower cubicle.

FIRST FLOOR:

Landing:
Loft hatch to roof space and airing cupboard with insulated hot water cylinder and shelving.

Bedroom 1:
Range of matching bedroom furniture comprising wardrobes, cupboards, drawers and bed side cabinets. Door to:-

En Suite Shower Room:
Low level WC, bidet, pedestal wash basin, panelled bath and fully tiled walls.

Bedroom 2:
Range of matching bedroom furniture comprising wardrobes, cupboards drawers and bed side cabinets.

Bedroom 3:

Bedroom 4:

Bedroom 5:
Range of matching bedroom furniture comprising wardrobes, eye level cupboards and bed side cabinets.

Bathroom:
Low level WC, bidet, pedestal wash basin, panelled bath, shower cubicle and fully tiled walls.

OUTSIDE:
A large gravelled driveway provides off street parking for several vehicles and leads to a double garage with twin up and over doors to front, power, light and personal door to the rear. There are areas of lawn to the front of the house, together with various established shrubs and bushes and gated pedestrian access to the rear garden. A delightful garden to the rear benefits from a southerly aspect and provides a high level of privacy and seclusion. Fully enclosed by fencing and screened by mature trees it contains an area of lawn, extensive paved terrace and well stocked shrub beds.



About 259.3 m² ... 2792 ft² (Including the Garage)
 All dimensions / floor plans are approximate and should not be relied upon.



TENURE
 Freehold

SERVICES
 Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY
 East Cambridgeshire District Council

COUNCIL TAX BAND
 G

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

<https://w3w.co/mole-panics-shadowing>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	73		81
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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