



Plot 1, Mill Field

Sutton, Ely, Cambs, CB6 2QB

Guide Price £385,000



Description

Currently under construction on a small development of just 9 homes, this 3 bedroom detached home benefits double glazing, air source heating with underfloor to the ground floor, air conditioning to the first floor and solar panels with inverter. The well-appointed kitchen has a range of fitted appliances including Double Ovens, Fridge/Freezer, Hob, Extractor, Microwave and Dishwasher. There is also a WC, Utility, Ensuite and dressing area and a bathroom with separate shower. There are two allocated parking spaces to the rear with an EV charging point and a good-sized rear garden.

Hallway - 4.65m x 2.01m (15'3" x 6'7")

WC - 1.83m x 1.02m (6'0" x 3'4")

Low level WC. Wash basin in vanity unit with mixer tap and cupboards under. Heated towel rail.

Living Room - 6.68m x 3.51m (21'11" x 11'6")

Dual aspect with double glazed french/patio doors to the rear garden.

Kitchen/Diner - 6.68m x 3.25m (21'11" x 10'8")

Range of units at base and wall level with work surfaces over and a sink with mixer tap. Dual aspect with French/Patio doors to the rear garden. Door to Utility Room. Integrated appliances including Double ovens, Fridge/Freezer, Electric hob with extractor over, Dishwasher and Microwave.

Utility Room - 2.84m x 2.01m (9'4" x 6'7")

Double glazed window. Unit with work surface over and sink with mixer tap and cupboards under. Understairs storage cupboard.

Landing - 4.65m x 2.01m (15'3" x 6'7")

Double glazed window to the front aspect. Cupboard with hot water tank.

Bedroom 1 - 3.35m x 3.25m (11'0" x 10'8")

Double glazed window to the front aspect. Opening to;

Dressing

Door to Ensuite

Ensuite - 2.26m x 1.93m (7'5" x 6'4")

Double glazed window. Low level WC. Wash basin in vanity unit with cupboards under and mixer tap. Walk-in double width shower. Heated towel rail.

Bedroom 2 - 3.81m x 3.51m (12'6" max x 11'6")

Double glazed windows to the rear and side aspects.

Bedroom 3 - 3.51m x 3.51m (11'6" x 11'6" max)

Double glazed window to the front aspect.

Bathroom - 2.97m x 1.93m (9'9" x 6'4")

Panelled bath. Low level WC. Wash basin in vanity unit with mixer tap and cupboards under. Heated towel rail. Curved shower cubicle to corner.

Outside

Rear garden has a patio and will be turfed. There are two allocated parking spaces to the rear.

Property Information.

Local Council is East Cambridgeshire District Council

The property is Freehold, of timber framed construction and energy efficient.

Flood risk is very low.

Mains water, electric and drainage utilities are connected

The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

Estimated Broadband Speeds are: Standard 17mbps, Superfast 58mbps & Ultrafast 1800mbps.

General Specifications include:

Double glazing throughout

Air Source heating with underfloor to the ground floor and radiators/towel rails to the first floor.

Air conditioning to the first floor.

Kitchens and Utilities will have a range of integrated appliances dependant on plot including ovens, microwave, electric hob, extractor, fridge/freezer and dishwasher.

Bathrooms, En-suites and cloakrooms will have a choice of tiling (subject to build stage)

Lighting will have a combination of pendant lighting and spotlights.

Gardens will have a patio and be turfed.

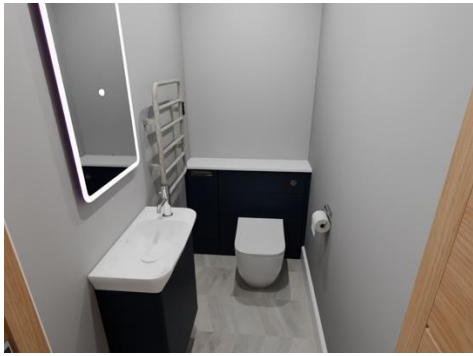
Ten-year Building Warranty with Advantage

Two allocated parking spaces to the rear with EV charging point..

Solar panels with inverter

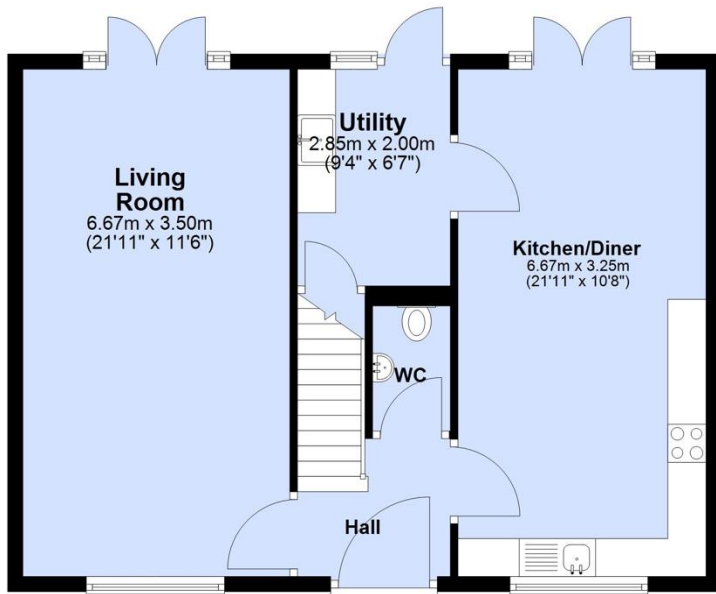
NOTE: Room measurements have been taken from working drawings and may differ slightly when the property is build complete. They are a guide only - First build completions onsite are expected January 2026.





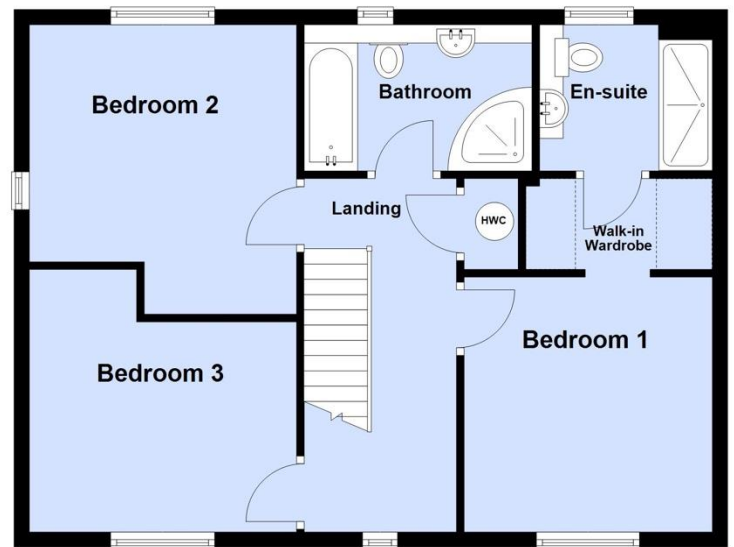
Ground Floor

Approx. 59.7 sq. metres (642.3 sq. feet)



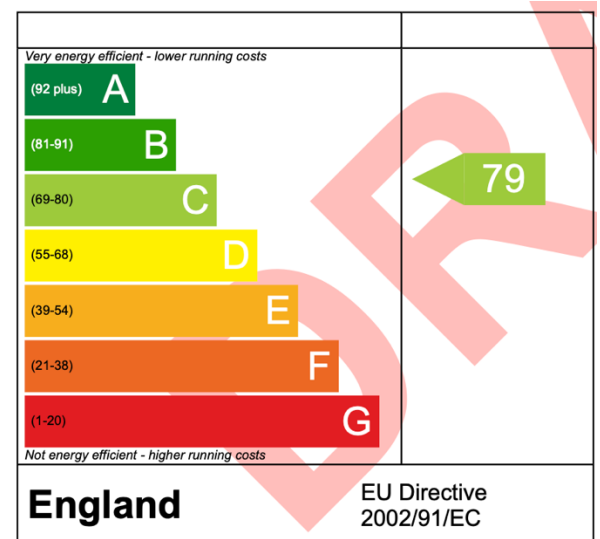
First Floor

Approx. 59.7 sq. metres (642.3 sq. feet)



Floor Plan

Predicted Energy Efficiency Graph



Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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.