



Priors Court, Sutton, Ely, Cambridgeshire CB6 2PY

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Priors Court, Sutton, Ely, Cambridgeshire CB6 2PY

A spacious four bedroom detached family home situated on a generous plot in a much sought after cul-de-sac close to the school and village centre. No upward chain.

- Spacious Entrance Hall
- Sitting Room Overlooking Rear Garden
- Dining Room
- Dual Aspect Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Gas Underfloor Heating
- Off Road Parking & Garage
- Fitted Solar Panels
- No Upward Chain

Guide Price: £400,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

ENTRANCE HALL with built-in double door cloakroom housing valves for underfloor heating, further airing cupboard with slatted shelves. Wall mounted thermostat, access to loft.

SITTING ROOM 16'7" x 13'0" (5.05 m x 3.95 m) with feature coal effect gas fire with surround, sealed unit glazed sliding patio doors and double doors opening to:-

DINING ROOM 13'0" x 10'9" (3.95 m x 3.27 m) with patio doors opening to rear terrace.

KITCHEN 13'0" x 11'4" (3.95 m x 3.45 m) Dual aspect with double glazed window to rear and side aspects. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset one and half bowl single drainer sink unit with mixer tap over. Inset four ring gas hob with pull-out extractor canopy over and built-in double oven. Space for fridge, plumbing for dishwasher, Flotex cushion flooring and door to:-

UTILITY ROOM with double glazed window to front aspect, wall mounted Vaillant gas boiler serving the central heating and hot water systems. Work surface with base unit, inset stainless steel sink unit, spaces for washing machine and tumble dryer, door to garage.

BEDROOM ONE 13'0" x 12'0" (3.95 m x 3.67 m) with double glazed window to rear aspect. Fitted bedroom furniture comprising two double wardrobes, tallboy drawers, bedside cabinets, side and overhead storage units. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Tiled splashbacks, window to side aspect.

BEDROOM TWO 11'4" x 9'0" (3.45 m x 2.75 m) with double glazed window to front aspect.

BEDROOM THREE 11'4" x 9'8" (3.45 m x 2.95 m) with double glazed window to front aspect.

BEDROOM FOUR/STUDY 10'0" x 6'5" (3.05 m x 1.95 m) with double glazed window to front aspect.

BATHROOM with window to front aspect. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath. Tiled splashbacks.

EXTERIOR To the front is a large block paved driveway providing off road parking for numerous vehicles. The front garden has been hard landscaped and further area to the side with potential for further off road parking if required.

The westerly facing **REAR GARDEN** is certainly a feature to be noted, it offers an excellent level of privacy with a large lawned area and covered veranda with polycarbonate roof. Patio area, two timber sheds, side gated access to either side and established plant and shrub borders.

GARAGE 17'11" x 9'11" (5.45 m x 3.01 m) Attached to the right hand side with electric roller door, door to utility and further door to rear garden. Power and lighting, fuse box, Solex power source for solar panels fitted to the roof at the rear of the property.

Tenure The property is Freehold

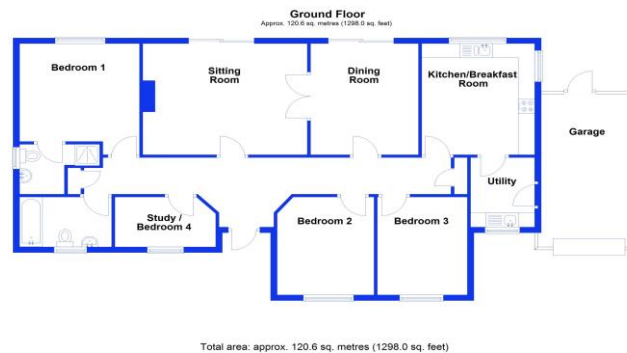
Council Tax Band E

EPC B (83/88)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.