



**Stimpson Street, Sutton, Ely, Cambridgeshire CB6 2GL**

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## Stimpson Street, Sutton, Ely, Cambridgeshire CB6 2GL

A superbly presented detached three bedroom modern build, benefiting from updated specifications throughout and a viewing is highly recommended.

- Entrance Hall & Cloakroom
- Triple Aspect Living Room
- Open Plan Kitchen & Family Room
- Utility Room
- Three Bedrooms (One with En-Suite)
- Bathroom
- Spacious Driveway
- Generous Rear Garden

**Guide Price: £350,000**



**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 door to front aspect, radiator, staircase rising to first floor.

**CLOAKROOM** with low-level WC, wash hand basin, featured wooden wall panelling.

**LIVING ROOM** 18'4" x 10'2" (5.59 m x 3.11 m) Triple aspect room with double glazed window to front, two double glazed windows to side and double glazed French door to rear garden. Radiator. Featured wall, TV and fireplace display.

**OPEN PLAN KITCHEN/FAMILY ROOM** 18'4" x 8'10" (5.59 m x 2.70 m) Dual aspect room with double glazed windows to front and rear. Upgraded finished kitchen which includes 1 & 1/4 stainless steel sink and drainer, fitted with electric oven and extractor hood above, stainless steel splash-back, quartz worksurface, integral fridge/freezer and dishwasher.

**UTILITY ROOM** with personal door to rear, under stair storage cupboard, integrated washing machine and quartz worktop space.

**FIRST FLOOR LANDING** with double glazed window to rear aspect and radiator.

**BEDROOM ONE** 11'0" x 10'6" (3.36 m x 3.19 m) with double glazed window to front aspect and radiator. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, low-level WC, and wash hand basin. Double glazed window to front aspect.

**BEDROOM TWO** 10'4" x 9'0" (3.15 m x 2.75 m) with double glazed window to front aspect and radiator.

**BEDROOM THREE** 9'1" x 9'1" (2.76 m x 2.76 m) with fitted built-in wardrobes, double glazed window to rear aspect and radiator

**BATHROOM** Fitted with a three piece suite comprising panel enclosed bath with shower above, low-level WC and pedestal wash hand basin. Radiator, and double glazed window to side aspect.

**EXTERIOR** To the right hand side of the property you will find a spacious driveway providing ample off-road vehicular parking. Gated access leads to a generous and well-maintained garden with lawn, extended patio and wooden outbuilding with electric and lighting. The garden is of a size is that it could house a single garage/outbuilding (subject to planning approval).

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** B (83/94)

**Viewing** By Arrangement with Pocock & Shaw  
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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. All measurements are approximate. (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.