



Peacock Chase, Sutton, Ely, Cambridgeshire CB6 2GN

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An immaculately presented detached family home boasting a south facing corner plot with a wraparound garden. Open plan living consists of cloakroom, kitchen/dining room, utility room, study, lounge, four bedrooms, en-suite, family bathroom together with driveway and single garage.

- Entrance Hall & Cloakroom
- Dual Aspect Open Plan Kitchen/Dining Room
- Lounge
- Study & Utility Room
- Four Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Spacious Driveway & Single Garage
- South Facing Gardens

Guide Price: £395,000



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, staircase rising to first floor.

CLOAKROOM Fitted with a low-level WC and wash hand basin.

STUDY 11'2" x 6'0" (3.40 m x 1.82 m) with double glazed window to front aspect and radiator.

LOUNGE 15'9" x 11'2" (4.81 m x 3.40 m) with double glazed French doors to rear garden and radiator.

OPEN PLAN KITCHEN/DINING ROOM 22'8" x 18'4" (6.90 m x 5.60 m) Dual aspect with double glazed windows to front and rear aspects. 1 & 1/4 stainless steel sink unit and drainer, fitted with a range of matching units including wall mounted units, base units and drawers. Fitted electric oven, four ring hob, stainless steel splashback and extractor hood above. Integral fridge freezer and dishwasher.

UTILITY ROOM with wall mounted gas fired boiler, single drainer stainless steel sink unit, base unit and door leading to rear garden.

FIRST FLOOR LANDING with airing cupboard housing hot water tank and loft access.

BEDROOM ONE 14'5" x 11'5" (4.39 m x 3.48 m) with double glazed window to front aspect, fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM with shower cubicle, low-level WC, wash hand basin, heated towel rail and double glazed window to front aspect.

BEDROOM TWO 11'8" x 10'4" (3.56 m x 3.15 m) with double glazed window to front aspect, alcove for wardrobes and radiator.

BEDROOM THREE 11'1" x 9'5" (3.37 m x 2.87 m) with double glazed window to rear aspect and radiator.

BEDROOM FOUR 10'8" x 6'9" (3.26 m x 2.07 m) with double glazed window to rear aspect and radiator.

FAMILY BATHROOM Suite comprising panel bath with shower attachment, low-level WC, wash hand basin, double glazed window to rear aspect.

EXTERIOR The property benefits from a spacious driveway which in turn leads to a single garage and provides ample off-road vehicular parking, including an EV point. Gated access leads to a generous wraparound south facing rear garden, which is predominantly lawned with a paved patio, raised timber decking and timber summerhouse.

Tenure The property is Freehold

Council Tax Band E

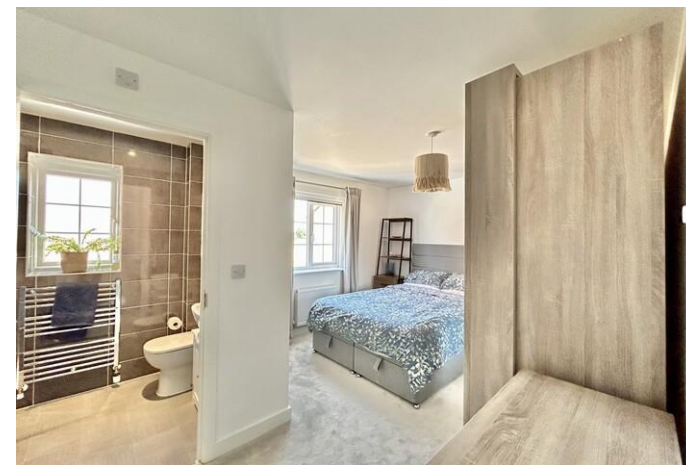
EPC B (84/94)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

Ref CWH/7008





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.