



**The Row, Sutton, Ely, Cambridgeshire CB6 2PD**

[www.pocock.co.uk](http://www.pocock.co.uk)



## The Row, Sutton, Ely, Cambridgeshire CB6 2PD

A two bedroom semi-detached cottage situated in a high regarded part of this popular village.

- Semi-Detached Cottage
- Lounge
- Recently Renovated Kitchen
- Rear Lobby/Utility Room
- Two Bedrooms
- Bathroom
- Fully Enclosed Garden
- Off Road Parking
- Gas Central Heating
- Previous Planning Permission for Two Storey Rear Extension and Alterations

**Guide Price: £199,950**



**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.

**LOUNGE** 13'0" x 11'11" (3.96 m x 3.63 m) with door to front aspect, feature open fireplace with timber mantel and surround and paved hearth, double glazed window to front aspect, laminate flooring, door through to kitchen, radiator.

**KITCHEN** 9'1" x 6'10" (2.77 m x 2.08 m) with single sink unit and drainer. Recently renovated with a range of matching units including base units, wall mounted units and quartz work surfaces with quartz splashback. Fitted electric oven, gas hob and extractor fan, plumbing for dishwasher, double glazed window to rear aspect, laminate flooring, understairs storage cupboard/pantry, radiator. Door through to:

**REAR LOBBY/UTILITY ROOM** 6'8" x 5'0" (2.03m x 1.52m) with gas fired boiler serving the central heating system, door to rear garden, staircase rising to first floor, plumbing for washing machine and tumble drier, laminate flooring.

**BATHROOM** with three piece suite comprising freestanding bath with shower attachment above, wash hand basin and low level WC. Tiled splashbacks, window to rear aspect.

## FIRST FLOOR LANDING

**BEDROOM ONE** 12'2" x 8'6" (3.71 m x 2.59 m) with window to front aspect and radiator.

**BEDROOM TWO** 9'1" x 6'7" (2.77 m x 2.01 m) with window to rear aspect and radiator.

**EXTERIOR** To the rear of the property there is a fully enclosed garden with stepped patio/terrace area. The garden is mainly laid to lawn with a good selection of shrubs and plants with sleeper bed borders. To the rear of the property there is gated access leading to vehicular parking.

**AGENTS NOTE** Previous Planning Permission (20/01494/FUL) for a two storey rear extension and alterations (variation of previously approved 16/00334/FUL)

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** D (58/100)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/7064





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.