



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

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

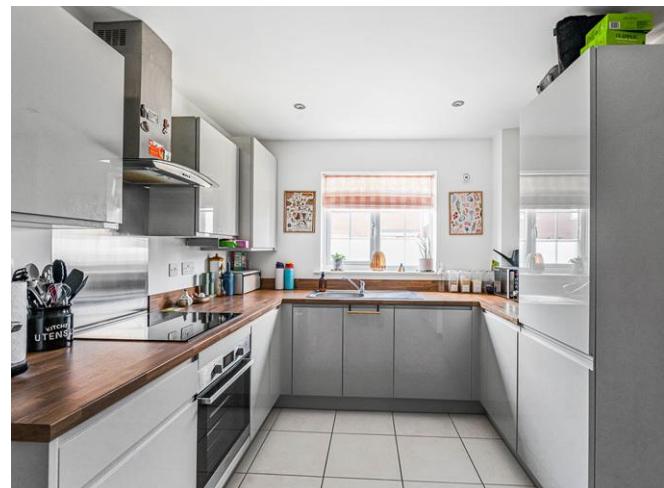


# Stimpson Street, Sutton, Ely, Cambridgeshire CB6 2GL

A beautifully presented three bedroom semi-detached home situated on a new development in this well served and sought after village of Sutton.

- Entrance Hall & Downstairs Cloakroom
- Modern Kitchen/Dining Room
- Living Room with French Doors to Garden
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Front & Rear Gardens
- Driveway Parking
- Village Location

**Guide Price: £300,000**



**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 entrance door to front, staircase rising to first floor, tiled flooring, radiator.

**KITCHEN/DINING ROOM** 15'7" x 9'2" (4.76 m x 2.79 m) with feature spotlights to ceiling, double glazed window to front. Fitted with a modern range of matching wall and base units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap over. Cooking appliances include an integrated four ring Bosch induction hob with stainless steel splash back and stainless steel extractor fan over and integrated oven below. Integrated appliances include dishwasher, washing machine and fridge / freezer. Radiator, tiled flooring.

**LIVING ROOM** 16'4" x 13'3" (4.97 m x 4.05 m) with double glazed window and double glazed French doors to rear garden, radiator, under stair storage cupboard.

**DOWNSTAIRS CLOAKROOM** with opaque double glazed window to front. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks. Extractor fan, radiator, tiled flooring.

**FIRST FLOOR LANDING** with double glazed window to side, access to loft, radiator.

**BEDROOM ONE** 14'8" x 9'1" (4.48 m x 2.78 m) with double glazed window to rear, radiator, door leading to:-

**EN-SUITE SHOWER ROOM** with feature spotlights to ceiling, extractor fan. Fitted with a three piece suite comprising shower cubicle with tiled surrounds, low level WC and wash hand basin with tiled splashbacks. Radiator, tiled flooring.

**BEDROOM TWO** 11'10" x 9'1" (3.61 m x 2.78 m) with double glazed window to front. Radiator.

**BEDROOM THREE** 10'6" x 7'0" (3.19 m x 2.13 m) with double glazed window to rear. Radiator.

**FAMILY BATHROOM** with opaque double glazed window to front, feature spotlights to ceiling, extractor fan. Fitted with a three piece suite comprising panel enclosed bath with mixer tap and overhead shower attachment, low level WC and wash hand basin with mixer tap. Tiled splashbacks, radiator, tiled flooring.

**EXTERIOR** The front garden is laid to lawn with pathway leading to the front door and adjacent tandem driveway proving off road parking for two vehicles. The rear enclosed garden has a patio and gravelled area directly from the property and is predominantly laid to lawn with side gated access leading to the tandem parking.

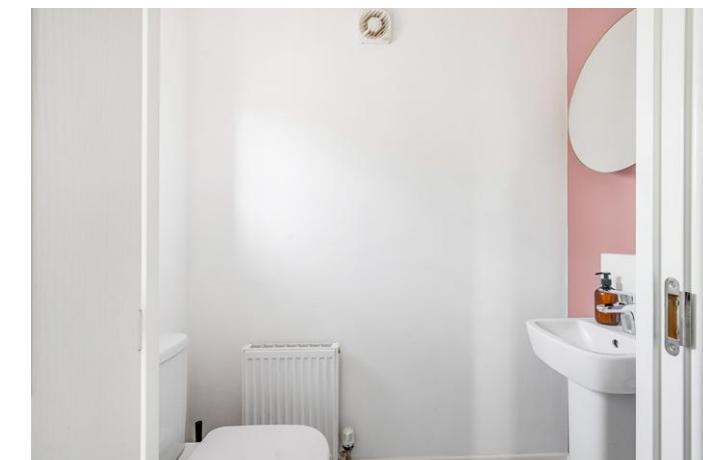
**Tenure** The property is Freehold

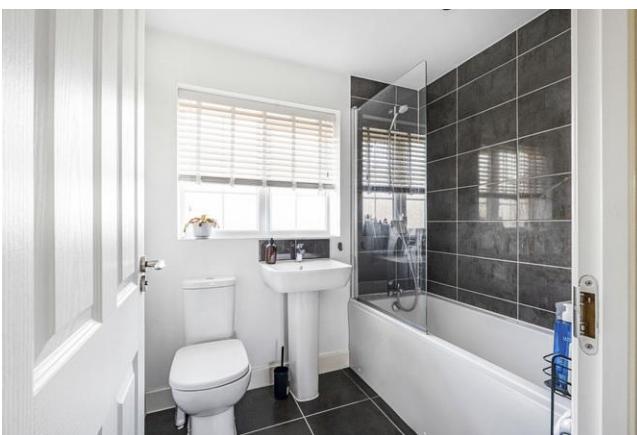
**Council Tax** Band C **EPC** B (83/95)

**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** CWH-7392

**Communal Service Charge £310 per Annum.**





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.