



The Row, Sutton, CB6 2PB

CHEFFINS

The Row

Sutton,
CB6 2PB

- Substantial Detached Home
- Almost 3,000 Sq Ft of Accommodation
- 6 Bedrooms inc annexe(1 with Ensuite & 1 with Dressing Room)
- Stunning Refitted Kitchen & Utility
- Spacious Lounge/Dining Room & Study
- Annexe with Kitchenette & Shower Room
- Well Stocked South Facing Rear Garden
- Extensive Driveway & Double Garage
- Highly Regarded Location
- Beautifully Presented Throughout

A substantial detached residence of almost 3,000 square feet, offering 5 bedrooms and a 1 bed roomed annexe and having been beautifully renovated by the current owners. Situated in a highly regarded location and on a most attractive south facing plot, the accommodation comprises on the ground floor, entrance lobby and hallway, cloakroom, study, lounge/dining room, garden room, stunning refitted kitchen/dining/family room, utility, further cloakroom and annexe comprising large open plan bed/sitting area with kitchenette and shower room. On the first floor there are 5 bedrooms (master with dressing room and bedroom 2 with an ensuite) and family bathroom. Outside there is an extensive driveway, double garage and superb landscaped gardens.

To fully appreciate the extent of the accommodation and presentation of this versatile home a viewing is highly recommended.

6 3 4

Offers In Excess Of £700,000





LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE LOBBY

With door to:

ENTRANCE HALL

With replacement staircase with oak treads leading to the first floor.

CLOAKROOM

With built-in WC and wash basin with storage units, window to front aspect, radiator.

STUDY

With window to front aspect, radiator.

LOUNGE / DINING ROOM

With large windows providing a most attractive view of the garden, cast iron wood burning stove, 2 radiators.

GARDEN ROOM

With windows and door onto garden, radiator.

KITCHEN / DINING ROOM

Refitted with a stunning range of wall and base level high gloss storage units and drawers, together with work surfaces and undermounted sink with Quooker tap including instant boiling and filtered water, integrated professional bread oven, combination microwave oven, electric oven, coffee machine and warming drawer, dishwasher, wine fridge, marble island unit with induction hob and pop-up extractor, breakfast bar, drawers and cupboards, large sliding window providing a view into the courtyard garden and a pair of double glazed doors opening onto the terrace and rear garden, pocket door into lounge, vertical radiator.

UTILITY

Refitted with a range of high gloss base level storage units and work surfaces, ceramic sink unit and oak work surfaces, integrated washing machine, boiler cupboard, door to garden.

CLOAKROOM

With low level WC.

ANNEXE

With open plan living/bed/kitchen with windows to both sides and door onto courtyard garden area. The kitchenette comprises a range of high gloss wall and base level storage units with work surfaces and ceramic sink unit and drainer.

ENSUITE

With walk-in shower, wash basin, low level WC, window to side aspect.

FIRST FLOOR LANDING

With 3 windows to front aspect, airing cupboard housing hot water cylinder, access to loft, radiator.

BEDROOM 1

With 2 large windows to either side and feature floor-to-ceiling window to front aspect, 2 radiators.

WALK-IN WARDROBE

This room has concealed plumbing and electric offering potential to create an ensuite.

BEDROOM 2

With windows to rear and side aspects, radiator.

ENSUITE

With window to side aspect, built-in WC and wash basin and storage cupboards, shower cubicle, radiator.

BEDROOM 3

With window to rear aspect, fitted wardrobes, radiator.

BEDROOM 4

With window to rear aspect, fitted wardrobes, radiator.

BEDROOM 5

With window to front aspect, radiator.

BATHROOM

With built-in WC and wash basin with storage cupboards beneath, panel bath with shower above, window to front aspect, heated towel rail.

OUTSIDE

The property sits in an attractive mature plot with there being an extensive driveway to the front with a double garage. To the side of the property there is an enclosed area currently used for useful storage. Pedestrian access continues into the rear garden which faces in a southerly direction and is screened by mature fencing and hedging. Adjoining the rear of the house is an extended area of paved terrace with steps down onto a lawn with beds and borders superbly stocked with an abundance of plants and small trees including an attractive Wisteria. The garden continues around to the other side of the house where there is a well maintained courtyard consisting of paving and shingle bordered by raised beds with an array of attractive planting making this a perfect outdoor eating area. There is also a useful shed/workshop located within one corner of the courtyard.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

Council tax band -


VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £700,000

Tenure - Freehold

Council Tax Band - G

Local Authority - East Cambs District

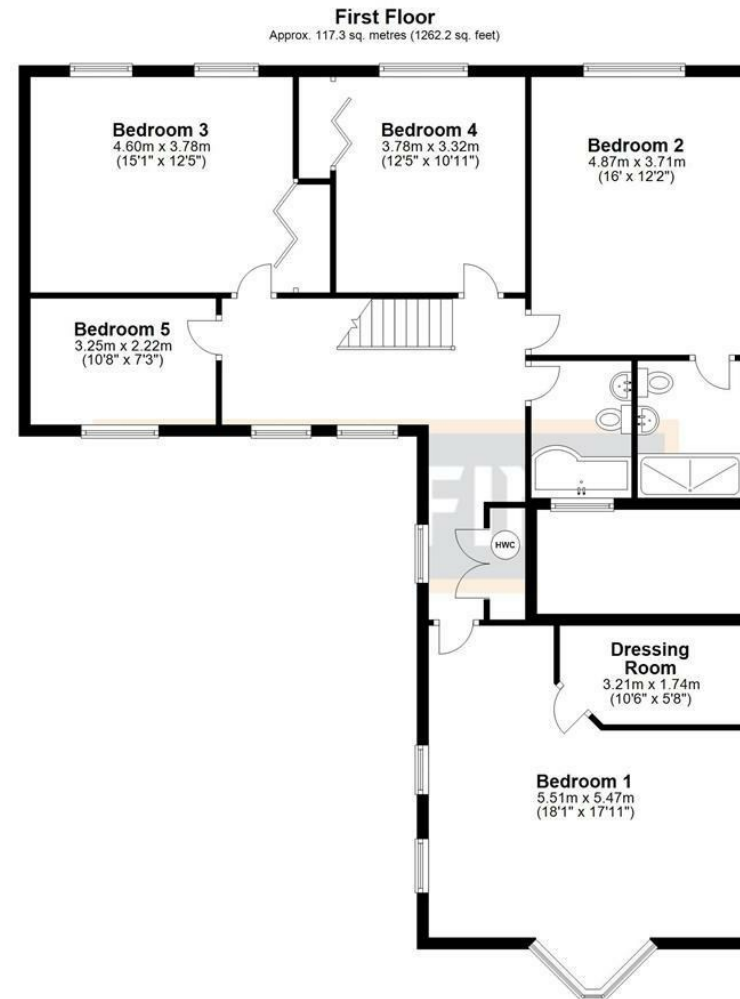
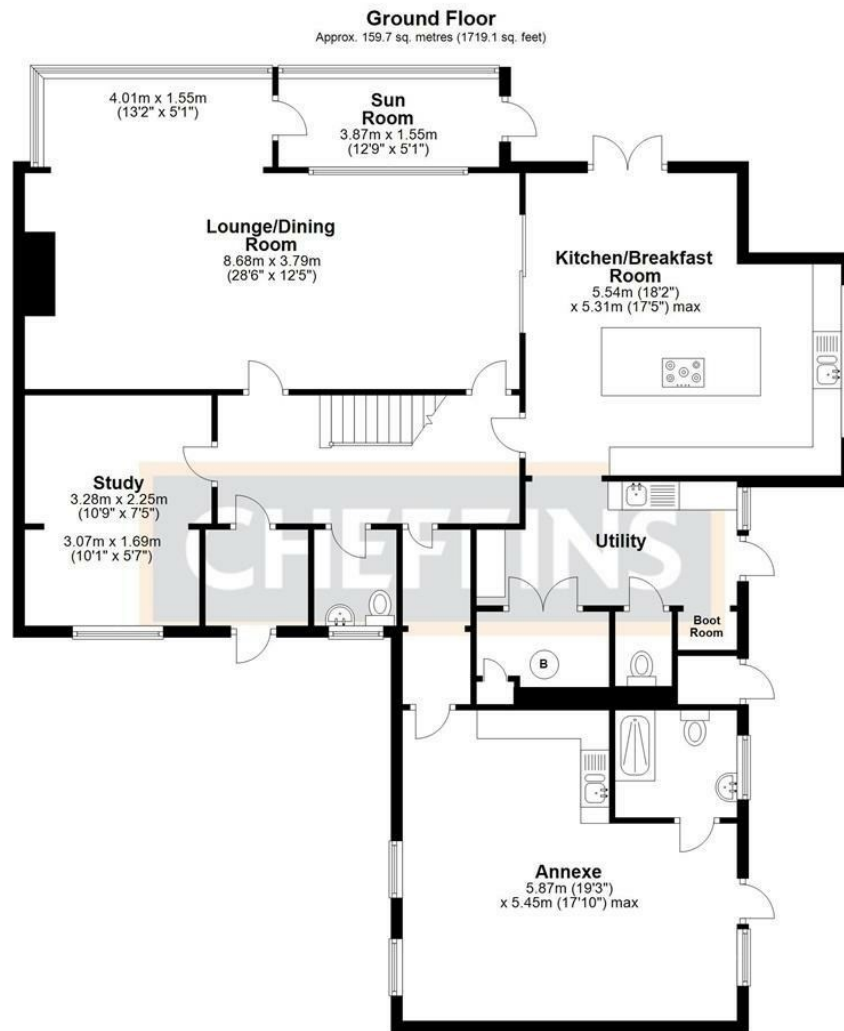
Council





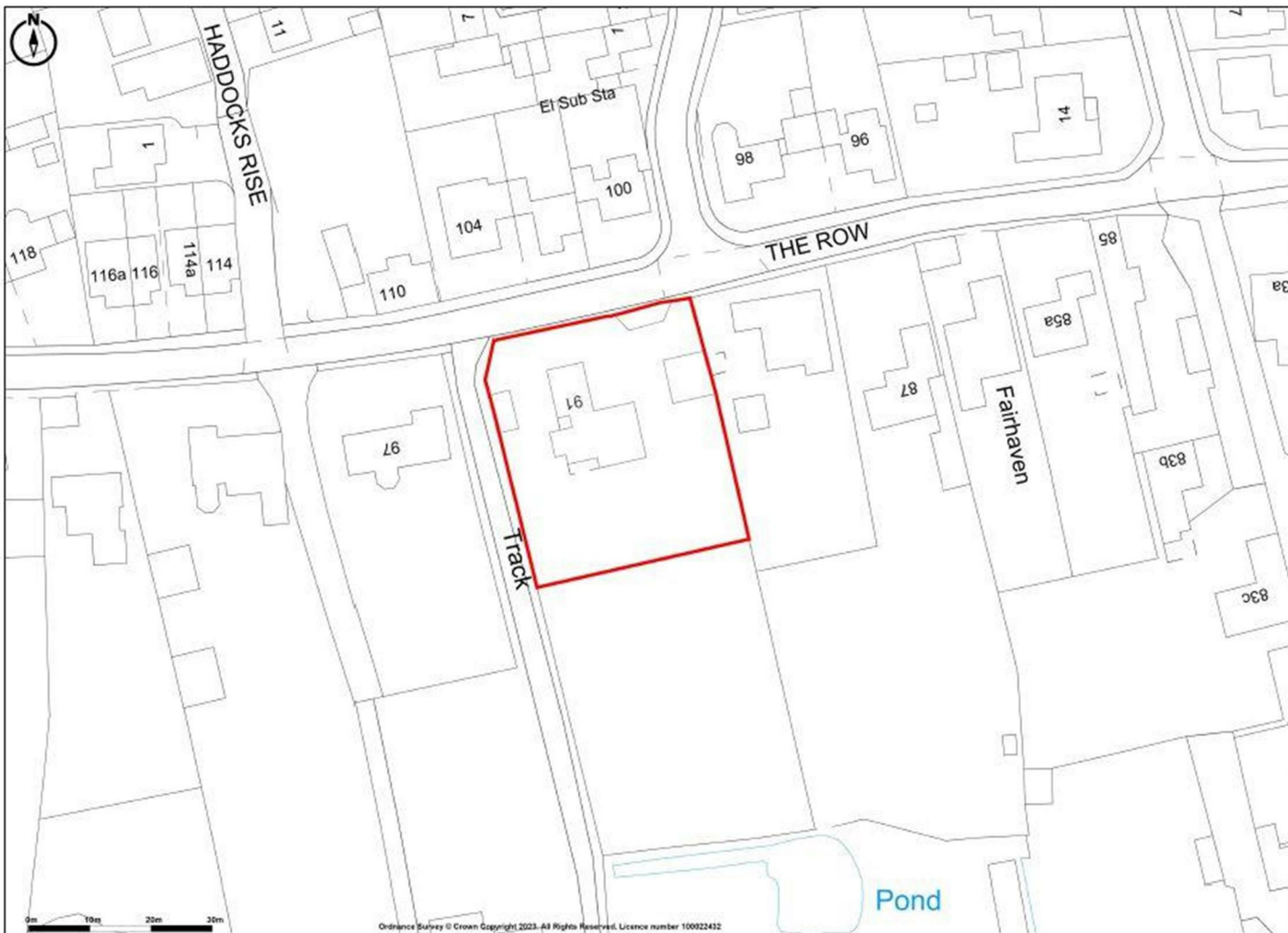






Total area: approx. 277.0 sq. metres (2981.3 sq. feet)

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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1000. Paper Size - A4



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25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.