



Peacock Chase, Sutton, CB6 2GN

**CHEFFINS**

## Peacock Chase

Sutton,  
CB6 2GN

- Modern Detached Home
- 4 Bedrooms (1 Ensuite )
- Lounge & Study
- Superb Kitchen / Dining / Family Room
- Utility
- Driveway, Garage & Gardens
- Freehold / Council Tax Band E / EPC B

A modern spacious detached home comprising entrance hall, cloakroom, study, lounge, superb kitchen/dining/family room, utility, 4 bedrooms (master with ensuite) and family bathroom, together with driveway, garage and enclosed rear garden. Viewing recommended.

4 2 2

**Guide Price £410,000**





## 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 HALL**

With door to front aspect, stairs to first floor, built-in cloaks cupboard, radiator.

**CLOAKROOM**

With low level WC, pedestal hand wash basin, radiator.

**STUDY**

With double glazed window to front aspect, radiator.

**LOUNGE**

With double glazed bay window to front and double glazed window to side aspects, television point, 2 radiators, double doors to:

**KITCHEN / FAMILY ROOM**

With double glazed windows to rear and side aspects, French doors onto garden. Fitted with a range of matching wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, integrated fridge/freezer, dishwasher and Bosch electric double oven, gas hob and extractor hood, radiator.

**UTILITY**

With door to outside, wall mounted gas fired boiler, base level storage units and worktop, stainless steel sink unit and drainer, radiator.

**FIRST FLOOR LANDING**

With access to loft, built-in cupboard, radiator.

**BATHROOM**

With low level WC, pedestal hand wash basin, paneled bath with shower above, double glazed window to rear aspect, radiator.

**BEDROOM 1**

With double glazed window to front aspect, radiator.

**ENSUITE**

With double size shower cubicle, pedestal hand wash basin, low level WC, double glazed window to front aspect, radiator.

**BEDROOM 2**

With double glazed window to front aspect, radiator.

**BEDROOM 3**

With double glazed window to rear aspect, radiator.

**BEDROOM 4**

With double glazed window to rear aspect, radiator.

**OUTSIDE**

To the side of the property there is a driveway providing parking and leading to a single garage. There is a gate into the rear garden which is mainly laid to lawn, together with a paved patio.

**AGENT NOTES**

Tenure - freehold

Management charge - we are advised there is a management charge for the upkeep of communal areas within the development. Awaiting vendors confirmation as to the cost of this.

Council Tax Band - E

Property Type - detached

Property Construction - the property is formed of brick elevations under a tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,355 according to the EPC

Parking - driveway and garage

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas radiator heating

Broadband Connected - yes

Broadband Type - Standard, Superfast & Ultrafast are available to the property according to ofcom.org.uk

Mobile Signal/Coverage - mobile is indicated to be good for 4 of the main providers according to ofcom.org.uk

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



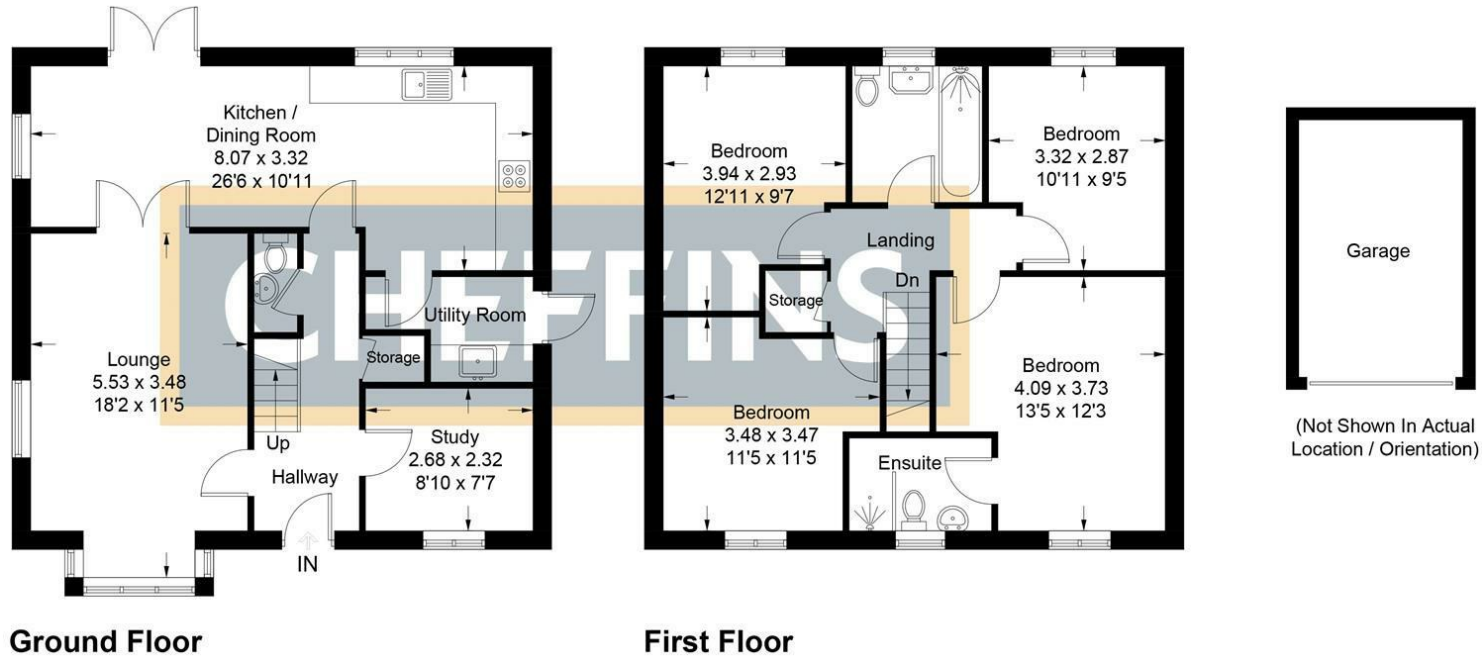


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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 Local Authority - East Cambs District Council



Approximate Gross Internal Area  
 Ground Floor = 73.0 sq m / 786 sq ft  
 First Floor = 59.8 sq m / 644 sq ft  
 Total = 132.8 sq m / 1430 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1052460)

