



High Street, Sutton, CB6 2NW

CHEFFINS

High Street

Sutton,
CB6 2NW

- Spacious Detached Home
- 3 Double Bedrooms (1 Ensuite)
- 17 Ft 8 x 16 Ft 1 Lounge
- 17 Ft 8 x 12 Ft 11 Kitchen/Dining Room
- Gardens, Garage & Parking
- Elevated Position with Attractive Views
- Freehold / Council Tax Band D

A spacious 3 bedroom detached home with attractive views to the front and accommodation comprising entrance hall, cloakroom, spacious lounge and kitchen/dining room, 3 double bedrooms (master with ensuite) and bathroom. Outside there are well maintained gardens, garage and parking. To fully appreciate the internal space on offer a viewing is highly recommended.

3 2 1

Guide Price £395,000





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 outside, stairs to first floor, built-in storage cupboard, stone tiled floor with under floor heating.

CLOAKROOM

With low level WC, wash hand basin, double glazed window to side aspect.

LOUNGE

With double glazed patio doors to front aspect giving an attractive view beyond houses opposite of countryside, double glazed window to side aspect, wood burning stove with slate hearth, television point, radiator.

KITCHEN / DINING ROOM

With double glazed window and French doors onto rear garden and door to side aspect, fitted with a range of painted eye and base level storage units and drawers with oak work surfaces, 11/4 bowl stainless steel sink unit and drainer, plumbing for dishwasher and washing machine, range oven, extractor canopy, stone tiled floor with under floor heating.

FIRST FLOOR LANDING

With access to loft, velux window.

BEDROOM 1

With double glazed window to front aspect giving an attractive view beyond properties opposite of open countryside, velux window, built-in double wardrobe, radiator.

ENSUITE

With modern suite comprising double size shower, built-in WC, wash basin on countertop with storage units beneath, velux window, electric radiator.

BEDROOM 2

With fitted wardrobes, double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, airing cupboard housing hot water cylinder, radiator.

BATHROOM

With modern suite comprising built-in WC, jacuzzi bath with shower above, pedestal wash basin, double glazed window to side aspect, heated towel rail.

OUTSIDE

To the front there is an open plan garden which is a combination of shingle and planting. To the rear there is an enclosed low maintenance garden which has been hard landscaped to provide areas of tiered decking and shingle covered borders with attractive planting. The garden also contains an oil tank and alongside the house there is a useful lean-to store. A driveway shared with the neighbouring property leads to the rear where there is a large single garage with metal up and over door, power and light connected and personnel door into the property. Opposite the garage there is a parking space.

AGENT NOTES

Tenure - freehold
Council Tax Band - D
Property Type - Detached
Property Construction - traditional construction of brick elevations under a tiled roof
Number & Types of Room - Please refer to floorplan
Square Footage - 1,269 according to the EPC
Parking - driveway and garage
UTILITIES/SERVICES

Electric Supply - mains

Water Supply - mains

Gas Supply - not connected

Sewerage - mains

Heating - Oil fired to radiators.

Broadband - Full fibre to cabinet

Mobile Signal Coverage - 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

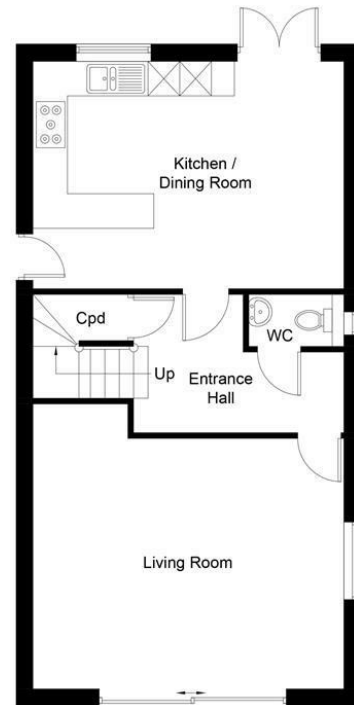


Guide Price £395,000
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 Council Tax Band - D
 Local Authority - East Cambs
 District Council

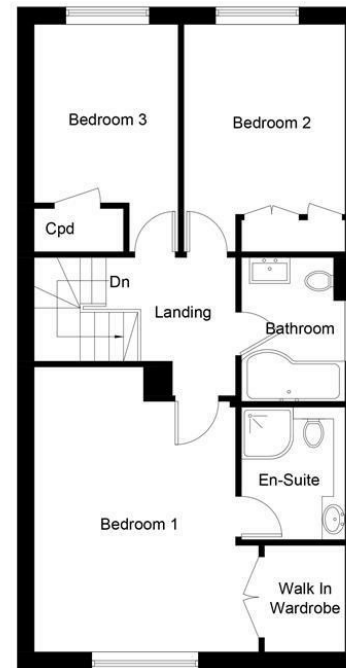


96 High Street

Approximate Gross Internal Area
118.5 sq m / 1275 sq ft



Ground Floor



First Floor

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. (ID877793)

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

