



The Row, Sutton, CB6 2PD

**CHEFFINS**

# The Row

Sutton,  
CB6 2PD



**Guide Price £399,950**

- Deceptively Spacious, Detached Family Home
- 4 Bedrooms
- Generous Lounge / Diner
- Off Road Parking, Car Port & Single Garage
- Beautiful South Facing Rear Garden with Field Views
- FREEHOLD / EPC RATING TBC / COUNCIL TAX BAND D

Looking for a family home with a view? How about this individually built, detached family home located in the popular village of Sutton, just 7 miles from the City of Ely.

This deceptively spacious home offers an entrance porch, kitchen at the front, a generous lounge / diner that enjoys views over the rear garden and fields beyond, an internal hallway that has access to the 1st floor and a cloakroom. Upstairs there are 4 good sized bedrooms, 3 of which have built in wardrobes, and a 5 piece family bathroom, completing the internal accommodation.

Outside there is a small walled garden at the front, a driveway providing off road parking and leading to both a drive through car port and the single garage beyond. There are mature South facing gardens with shrubs, trees and plants, a former stable block that could lend itself to conversion and amazing field views at the rear.

The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.





## 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 Porch

Door to side, door leading into kitchen

## Kitchen

Fitted with a range of base and wall units cupboards and drawers with complimentary work surfaces over, double stainless steel sink with mixer taps over, 4 ring electric hob with extractor hood over, double integral oven, spotlights, door through to lounge / diner, window to front

## Lounge / Diner

Window to rear, patio doors to rear providing access to the garden, electric fireplace, door to inner hallway

## Inner Hallway

Stairs to 1st floor, door to entrance porch, access to cloakroom, under stairs cupboard with plumbing for washing machine, radiator

## Cloakroom

Fitted with a 2 piece suite comprising; low level wc and wash hand basin

## First Floor

Window to front, airing cupboard housing hot water tank, loft access

## Bedroom 1

Window to rear, radiator, built in wardrobes

## Bedroom 2

Window to rear, radiator, built in wardrobes

## Bedroom 3

Window to rear, Radiator

## Bedroom 4

Window to front, radiator, built in wardrobe

## Family Bathroom

Fitted with a 5 piece suite comprising; low level wc, his and hers vanity sinks, bidet and paneled bath with shower over, radiator, window to rear

## Front & Rear Gardens

The front offers a walled garden with driveway providing off road parking and leading to the drive through car port that further leads to the single garage at the rear. The rear garden is a mature, mainly laid to lawn, south facing garden with mature shrubs, plants and trees to the borders and field views beyond. There is also some former animal stables that could be used for storage or

converted into a workspace (subject to the relevant permissions).

## Single Garage

Power & light connected, up & over door

## Agents Note

For more information on this property please refer to the Material Information Brochure on our website.

## Viewing Arrangements

Strictly by appointment with the Agents.





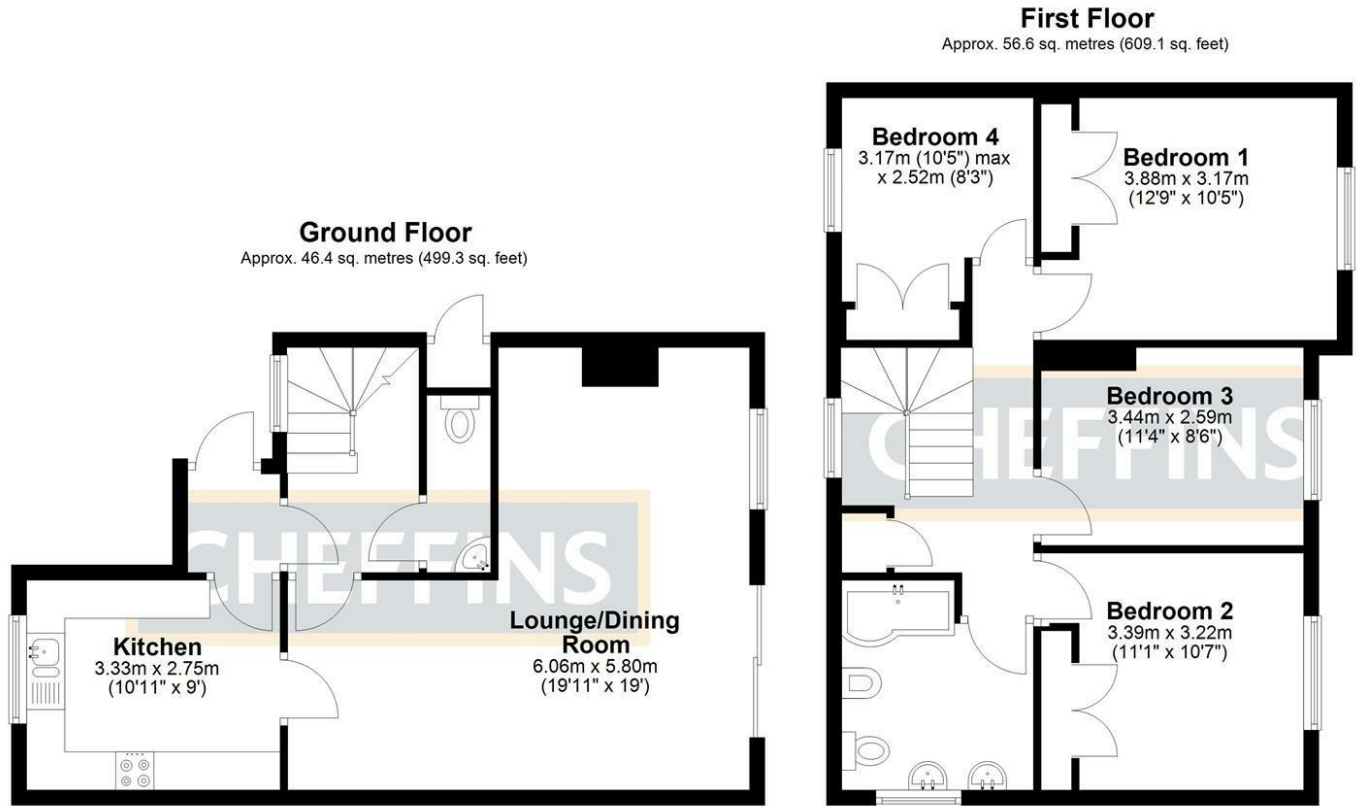
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(62 plus) A			
(51-61) B			
(39-50) C		64	77
(29-38) D			
(19-28) E			
(9-18) F			
(1-8) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £399,950

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire District Council



Total area: approx. 103.0 sq. metres (1108.4 sq. feet)

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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.