



High Street, Sutton, CB6 2RB

**CHEFFINS**



# High Street

Sutton,  
CB6 2RB

4 2 2

Guide Price £500,000



- Established Detached Family Home
- Elevated Central Location
- 3 Reception Rooms
- 4 Bedrooms (Bedroom 1 with shower)
- Garden to Rear with Outbuildings
- Garage/Workshop with Parking to Front
- Freehold / Council Tax Band E / EPC Rating TBC

An established detached family home situated in an elevated central location with views towards countryside to the rear. Accommodation comprises entrance hall, lounge, dining room, family room, kitchen, utility, 4 bedrooms (bedroom with shower) and family bathroom. Outside there is an enclosed garden to rear containing 2 outbuildings and garage/workshop with parking to front.



## 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 door to:

## ENTRANCE PORCH

With coat hangers, doormat and door to:

## ENTRANCE HALL

With stairs rising to the first floor, under stairs storage cupboard, parquet flooring, radiator. Steps leading down to the living room

## DINING ROOM

With double glazed sash window to the front aspect, feature fireplace, radiator, wooden flooring.

## FAMILY ROOM

With double glazed sash window to front aspect, feature fireplace, 2 alcoves with shelving, wooden flooring.

## LOUNGE

With sliding doors to the rear garden, feature fireplace with multi fuel burner, parquet flooring, 2 radiators

## KITCHEN

Fitted with a range of wall and base level storage units with wooden worktops, 11/4 stainless steel sink unit with mixer tap, tiled splashbacks, integrated grill and oven, island unit with storage space and worktop, vinyl flooring, radiator, door leading into the garden and double glazed window to rear aspect.

## UTILITY ROOM

With double glazed sash window to the

side aspect, range of matching wall and base level storage units with wooden worktop, integrated 1 1/4 stainless steel sink unit, plumbing for washing machine and tumble dryer, space for fridge/freezer, vinyl flooring, radiator.

## FIRST FLOOR LANDING

With double glazed sash window to the front aspect, radiator. Large airing cupboard with shelving, vinyl flooring and housing hot water cylinder.

## BEDROOM 1

With double glazed window to the rear aspect, built-in wardrobes, radiator.

Shower cubicle, wash hand basin with mixer tap and storage under, tiled splashback, shaver point, extractor fan, radiator.

## BEDROOM 2

With double glazed sash window to the front aspect, radiator, wooden flooring, inset shelving.

## BEDROOM 3

With double glazed window to the front aspect, radiator.

## BEDROOM 4

With double glazed window to the side aspect, radiator, access to loft.

## BATHROOM

With opaque double glazed window to the rear aspect, suite comprising low level WC, shower cubicle,, freestanding

bath and wash hand basin with storage underneath, worktop space with storage cupboards, vinyl flooring, radiator.

## SEPARATE WC

With opaque double glazed window to the side aspect, low level WC, wash hand basin, tiled splashback, vinyl flooring, access to loft.

## OUTSIDE

The garden is enclosed by brick walls and is laid to lawn with patio, 2 brick-built outbuildings, 2 pear trees, apple tree, cherry and plum trees, together with steps down to:

Garage/workshop with 2 windows to the side and providing a useful storage space with racking, cupboards, up over door and side access. The garage/workshop also has electricity connected and parking space to the front.

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £500,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambs District  
 Council

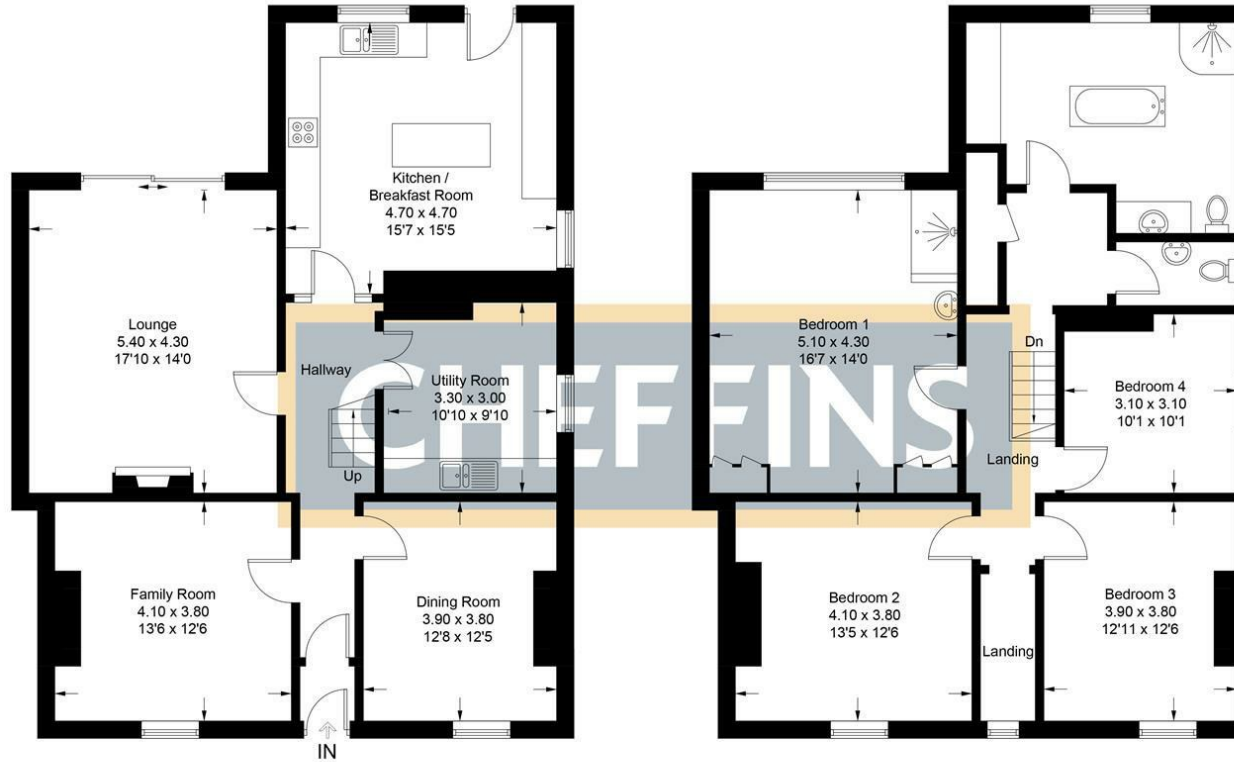








Approximate Gross Internal Area  
 Ground Floor = 95.8 sq m / 1031 sq ft  
 First Floor = 94.5 sq m / 1017 sq ft  
 Total = 190.3 sq m / 2048 sq ft



**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. (ID1113582)

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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.