



Pound Lane, Sutton, CB6 2PR

CHEFFINS

Pound Lane

Sutton,
CB6 2PR

- Detached Period Cottage
- Generous Living Accommodation
- Spacious Lounge & Kitchen / Dining Room
- 3 Bedrooms
- Off Road Parking & Single Garage
- Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

Are you looking for a blend of old & new? Why not take a look at this modernised, detached cottage located in the popular village of Sutton!

This deceptively spacious home offers generous living accommodation from a large lounge, a kitchen / diner at the rear that provides access to a lean-to, a boot room with access to the front, a ground floor cloakroom, with 3 double bedrooms and a family bathroom completing the internal accommodation.

Outside is a driveway to the side providing off road parking for 1 car and leading to the single garage, a small front garden with mature shrubs & trees and a generous multi level, private rear garden with various sheds & outbuildings.

The potential of this home is massive and really needs to be seen to be appreciated! The property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.



Guide Price £350,000





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.

LOUNGE

With door to side aspect, 2 windows to the front aspect and window to the side aspect, stairs to the first floor, air conditioning unit for heating and cool air, doors through to:

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, single oven, 4-ring electric hob, plumbing for washing machine and dishwasher, air conditioning unit for heating and cool air, double sink with mixer tap, pantry cupboard, door to rear leading into the lean-to.

SIDE LOBBY / BOOT ROOM

With door to front aspect, door to:

CLOAKROOM

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

LEAN-TO

With doors to side leading to the garden.

FIRST FLOOR LANDING

With airing cupboard housing hot water tank.

BEDROOM 1

With window to rear aspect, air conditioning unit for heating and cool air,

BEDROOM 2

With window to front aspect, air conditioning unit for heating and cool air, built-in storage cupboard.

BEDROOM 3

With window to side aspect.

BATHROOM

With 4-piece suite comprising low level WC, wash hand basin, shower cubicle and panelled bath. There is also a window to the rear aspect and heated electric towel rail.

OUTSIDE

There is a small mature garden to the front with shrubs and trees, together with a driveway providing off road parking for 1 vehicle and leading to the garage. The garage has an up and over door, door to side into the garden and window to the rear.

The rear garden is low maintenance and split level with raised flower beds, a selection of sheds and greenhouse.

AGENTS NOTE

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

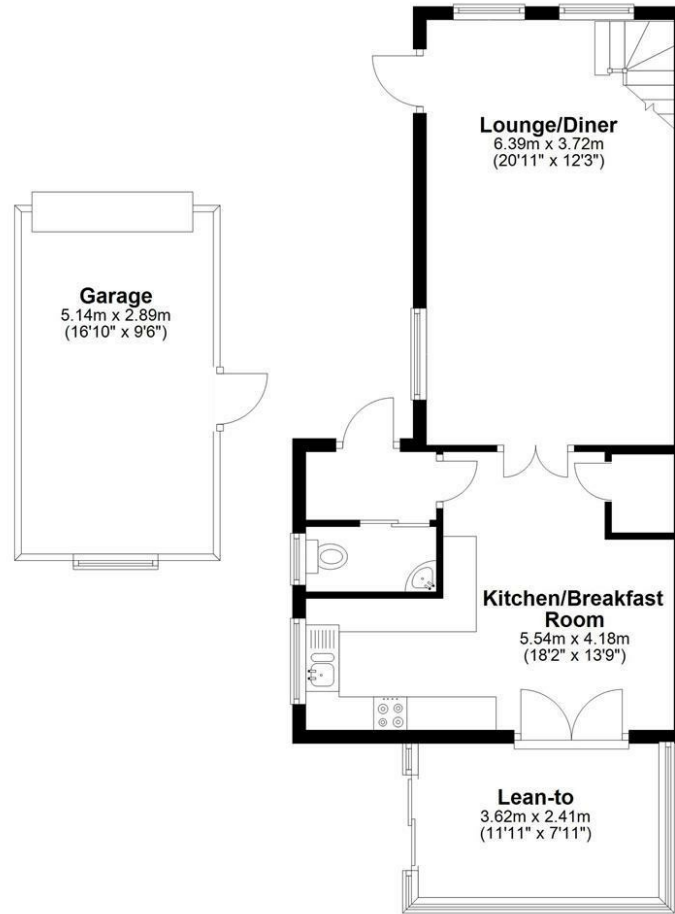
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

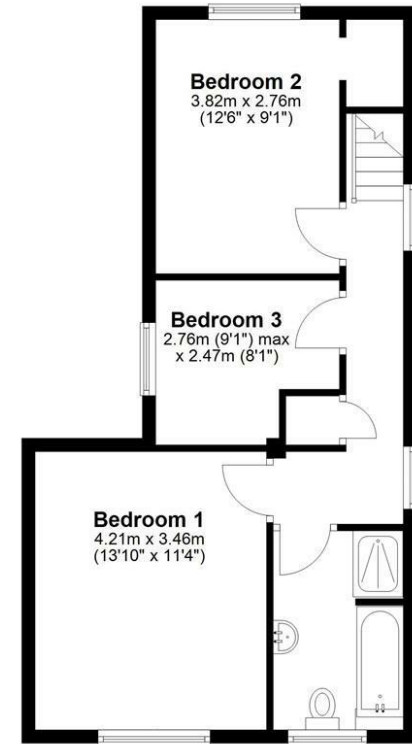




Ground Floor
Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor
Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £350,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council



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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.