



Sutton Park, Sutton, CB6 2RP

CHEFFINS

Sutton Park

Sutton,
CB6 2RP

3 2 2

Guide Price £450,000

- Deceptively Spacious Detached Bungalow
- Popular Sutton Park Location
- 3 Double Bedrooms (Master with Ensuite)
- 2 Reception Rooms & Conservatory
- Gas Under Floor Heating
- Generous Driveway & Single Garage
- Landscaped Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating D

Cheffins are delighted to offer to the market this deceptively spacious, executive detached bungalow tucked away in the popular Sutton Park development, located in Sutton, just over 7 miles to the City of Ely.

This spacious home offers generous accommodation from 3 double bedrooms, a kitchen / diner, utility room, cloakroom, lounge, conservatory, dining room, master bedroom with en-suite shower room and a family bathroom.

Outside the property is a generous driveway providing off road parking for multiple cars and leading up to the single garage. At the rear is a landscaped garden with lawned areas, raised flower beds, paved patio and gated access.

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 HALL

With door to front, airing cupboard housing hot water tank.

BEDROOM 3

With window to front aspect, under floor heating.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 11/2 bowl sink with mixer tap, integral dishwasher, integral double oven, 4-ringelectric hob with extractor hood over, door to side aspect, door leading into:

UTILITY ROOM

With window to front aspect, plumbing for washing machine, stainless steel sink with mixer tap, door into garage.

CLOAKROOM

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

DINING ROOM

With window to side aspect, French doors through to lounge, skylight to side aspect.

LOUNGE

With window to side aspect, patio doors to rear leading to a conservatory, decorative fireplace.

CONSERVATORY

With doors leading out to the rear garden.

FAMILY BATHROOM

Fitted with 4-piece suite comprising low level WC, wash hand basin, panelled bath and shower cubicle, window to side aspect, extractor fan, shaving point.

BEDROOM 2

With a window to rear aspect, fitted wardrobes and bedroom furniture.

BEDROOM 1

With window to rear aspect, fitted wardrobes and bedroom furniture, door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and shower cubicle, radiator, window to front aspect, built-in storage cupboard, towel rail.

OUTSIDE

To the rear there is a generous landscaped garden with paved patio, mature shrubs, trees and plants, together with a garden shed with power and gated access to the front.

To the front there are mature shrubs and trees to borders, together with a driveway providing parking for 2/3 cars, leading to a single garage with electric sectional door, door into the rear garden, power and light connected.

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		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

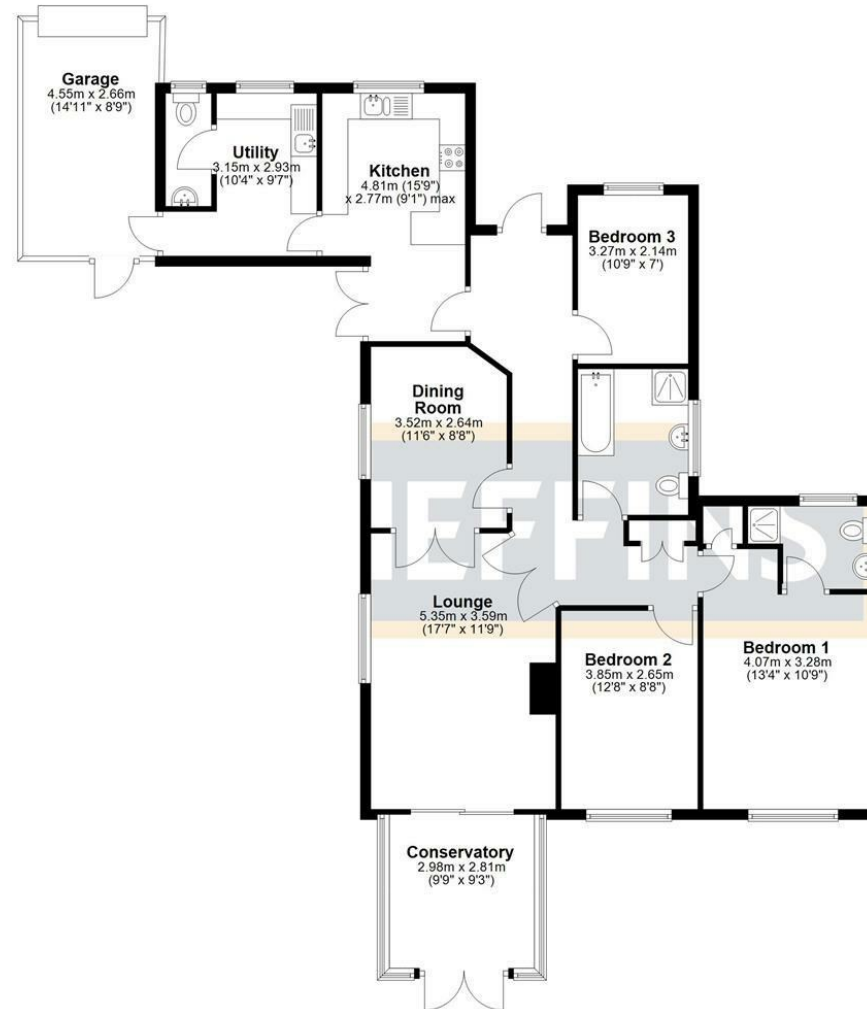
Guide Price £450,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council





Ground Floor

Approx. 117.1 sq. metres (1260.0 sq. feet)



Total area: approx. 117.1 sq. metres (1260.0 sq. feet)

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