



Darbys Yard, Sutton, CB6 2RS

**CHEFFINS**

## Darbys Yard

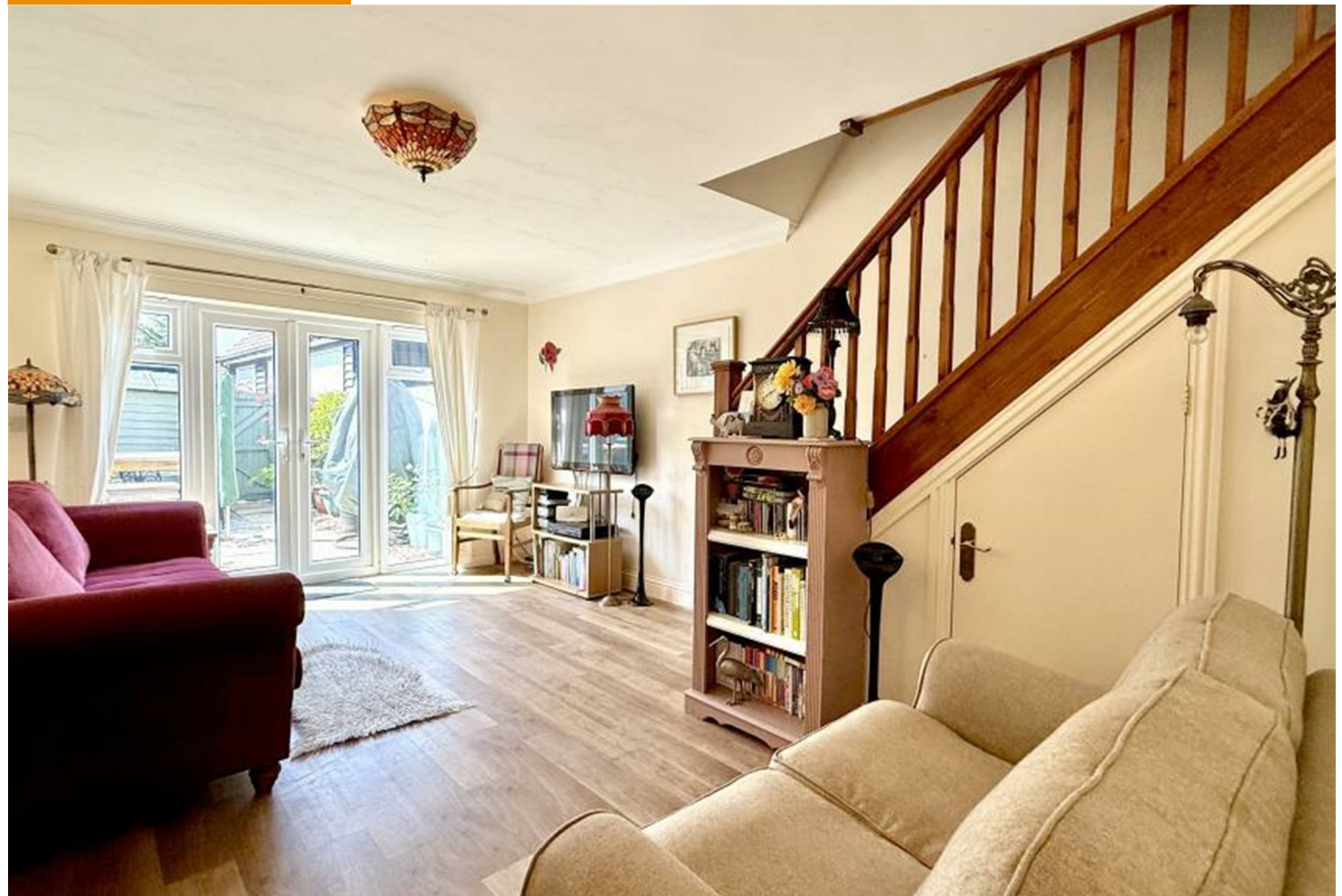
Sutton,  
CB6 2RS

- Modern Terraced Home
- 2 Bedrooms
- Spacious Lounge / Dining Room
- South Facing Garden & Parking
- Gas Central Heating
- Freehold / Council Tax Band B / EPC Rating C

A modern terraced home situated within a popular development and comprising entrance hall, cloakroom, kitchen, lounge/dining room, 2 bedrooms and bathroom, together with south facing rear garden and allocated parking. Benefits include gas central heating and upvc double glazing and the property is an ideal first time purchase.

2 1 1

**Guide Price £209,950**





## 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 aspect, radiator.

## KITCHEN

With double glazed window to front aspect, fitted with a range of matching wall and base level storage units, work surfaces and drawers, Bosch electric oven, gas hob and extractor hood, cupboard housing gas fired central heating boiler, stainless steel sink unit and drainer, plumbing for washing machine, radiator.

## CLOAKROOM

With pedestal hand wash basin, low level WC, radiator.

## LOUNGE / DINING ROOM

With stairs to first floor with under stairs storage cupboard, double glazed windows and French doors to rear garden, television point, radiator.

## FIRST FLOOR LANDING

With airing cupboard, radiator.

## BEDROOM 1

With double glazed window to rear aspect, access to loft, radiator.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## BATHROOM

With suite comprising built-in WC, wall mounted wash basin, panelled bath with shower above, radiator.

## OUTSIDE

To the front of the property there is an allocated parking space. To the rear there is a south facing enclosed garden which is mostly paved and has the benefit of a storage shed.

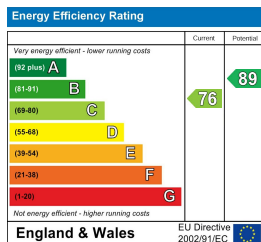
## AGENTS NOTE

There is a management charge for the upkeep of the communal areas within the development. Current half yearly service charge for the period 01/01/25 to 30/06/25 - £284.47

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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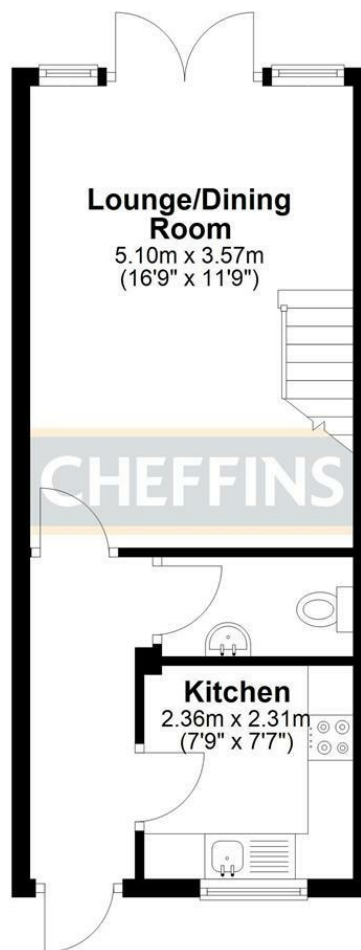
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

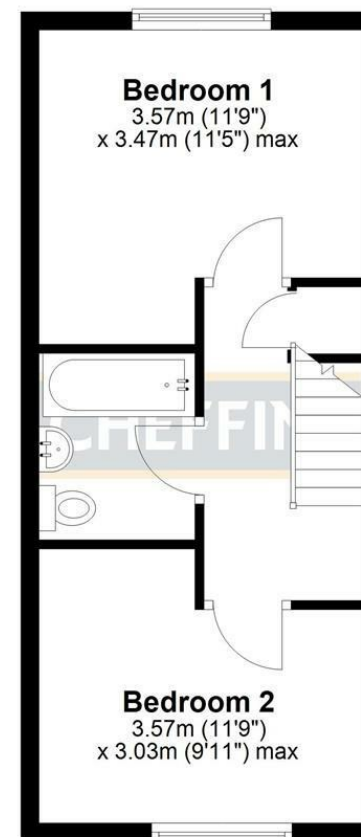
## Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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

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.

