



The Southernns, Sutton, CB6 2PQ

CHEFFINS

The Southernns

Sutton,
CB6 2PQ

- Modern Detached Home
- 3 Bedrooms (1 Ensuite)
- Lounge & Separate Dining Room
- Conservatory
- Refitted Kitchen
- Attractive View to the Rear Across an Orchard
- Cul de Sac Location
- Freehold / Council Tax Band C / EPC Rating D

A well presented detached home situated in a cul de sac and with an attractive view to the rear across an orchard. Comprises entrance hall, cloakroom, lounge, separate dining room, refitted kitchen, conservatory, 3 bedrooms (1 ensuite) and bathroom, together with driveway, garage and rear garden. Viewing recommended.

3 2 2

Guide Price £309,000





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.

ENTRANCE HALL

With door to front aspect, stairs to first floor, double glazed window to side aspect, radiator.

CLOAKROOM

With double glazed window to front aspect, low level WC, pedestal hand wash basin, radiator.

LOUNGE

With double glazed windows to front and side aspects, wall mounted electric fire, television point, 2 radiators. Archway to:

DINING ROOM

With radiator and archway to:

CONSERVATORY

Of brick and upvc construction with doors into garden and garage.

KITCHEN

Refitted with a range of wall and base level storage units, work surfaces and drawers, sink unit and drainer, integrated electric oven, Neff induction hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, shelved larder cupboard, cupboard housing gas fired boiler, double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING

With double glazed window to side aspect, access to loft which is part boarded, airing cupboard housing hot water cylinder.

BATHROOM

With double glazed window to rear aspect, suite comprising low level WC, pedestal hand wash basin, panelled bath, radiator.

BEDROOM 1

With double glazed window to rear aspect giving an attractive view across the garden and neighbouring orchard, fitted furniture including high level cupboards and a range of built-in wardrobes with 1 having a mirror and light.

ENSUITE

With pedestal hand wash basin, low level WC, shower cubicle, double glazed window to side aspect, heated towel rail.

BEDROOM 2

With double glazed window to front aspect, fitted wardrobes and drawers, radiator.

BEDROOM 3

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to rear aspect, radiator.

OUTSIDE

To the side of the property there is a driveway leading to a single garage with metal up and over door and electricity connected. Gated pedestrian access leads to the rear garden which has an area of extended patio leading onto a lawn with established borders and a further paved seating area.

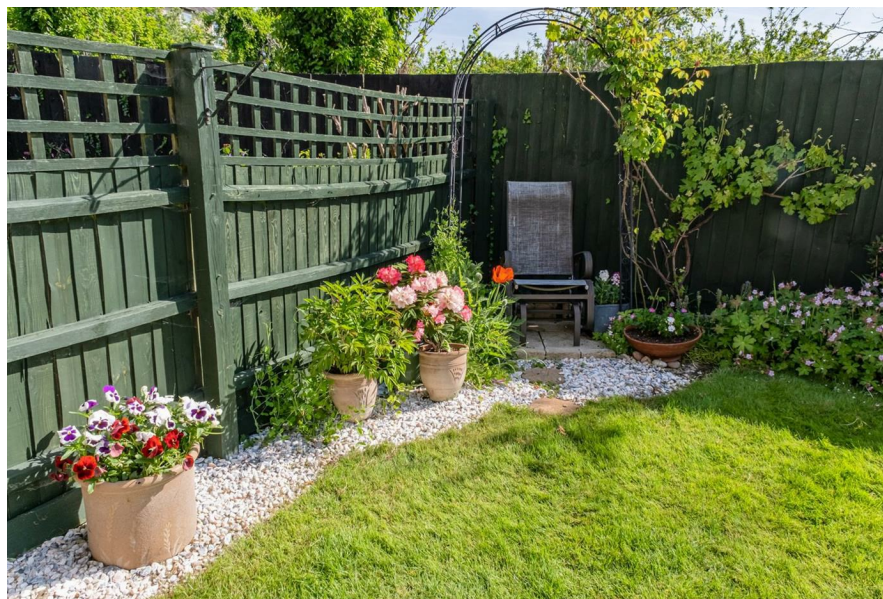
AGENTS NOTE

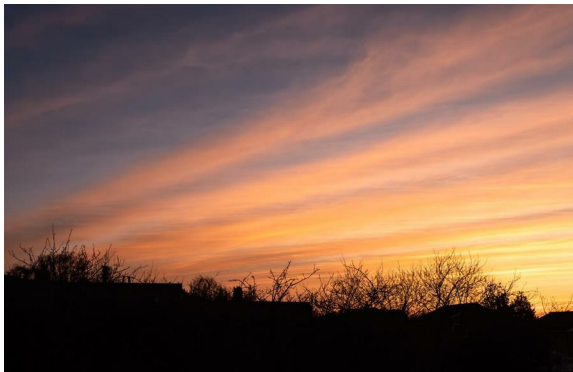
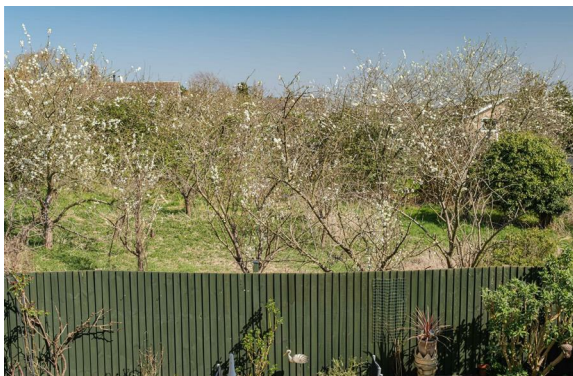
The vendor has to pay a portion of the maintenance costs associated with a balancing lagoon. The balancing lagoon was a requirement for the development of 19 properties in The Southernns in 2002. The purpose is to provide an overflow area in the event that the watercourse for runoff water in the area exceeds the capacity of the drain. There is a covenant which anyone buying any of the 19 related properties has to accept as part of the purchase process, linked to the Land Registry Title. Responsibilities for the maintenance of the balancing lagoon are assigned to Lupincharn Management Company Ltd which consists of the owners of the 19 properties. Costs have been between £60 - £70 per year per household to cover grass cutting, public liability insurance and audit. The administration is carried out by two of the property owners in The Southernns who act as Directors.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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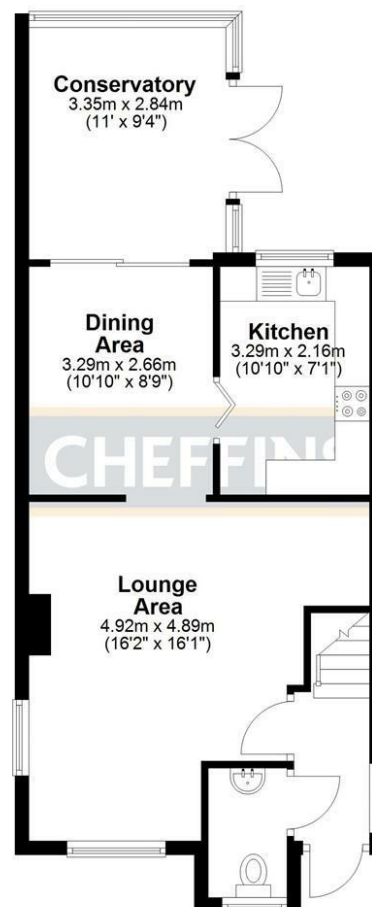
Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 92.6 sq. metres (997.0 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.

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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.



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