



The Brook, Sutton, CB6 2QQ

**CHEFFINS**



# The Brook

Sutton,  
CB6 2QQ

- Spacious Detached Family Home
- Dual Aspect Lounge & Study
- 4 Bedrooms
- Generous Driveway for Multiple Vehicles
- Garden to Rear
- Large Workshop / Garage
- Some Updating Required
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

Are you looking for something a bit different? Why not take a look at this spacious, Dutch Barn Style family home complete with a large, detached workshop at the rear with its own vehicular access, located in the popular village of Sutton!

This fabulous family home is ready to put your own stamp on and includes spacious accommodation from an entrance hallway, study, kitchen / diner, utility room, cloakroom and dual aspect lounge providing access to the rear garden. Upstairs there are 4 bedrooms and a family bathroom.

Outside, there is a generous driveway to the front providing off road parking for multiple vehicles, whilst the rear offers a mainly laid to lawn garden with paved patio plus a large garage / workshop with double sectional door.

This property could suit multiple requirements and is offered with NO FORWARD CHAIN! With so much potential to offer, an early viewing is a must!

4 1 2

**Guide Price £325,000**







## 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, study area, under stairs cupboard, radiator.

## STUDY

With window to front aspect, radiator.

## KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap, tiled floor, windows to rear and side aspects, Aga style oven.

## LOUNGE

Dual aspect with window to front and door to rear, radiator.

## UTILITY ROOM

With plumbing for washing machine, sink, door to rear garden.

## CLOAKROOM

Fitted with 2-piece suite of low level WC and wash hand basin, window to rear.

## FIRST FLOOR LANDING

With access to loft.

## BEDROOM 1

Dual aspects with windows to front and rear, radiator.

## BEDROOM 2

With window to rear, aspect.

## BEDROOM 3

With window to front, radiator.

## BEDROOM 4

With window to front, radiator, built-in over stairs storage cupboard.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, wash hand basin and corner bath with shower over, window to rear, airing cupboard housing the boiler, towel rail.

## OUTSIDE

The property has a large gravelled driveway providing off road parking for multiple cars, together with a lean-to car port. To the rear there is a mainly laid to lawn with mature shrubs and plants to borders, paved patio and hardstanding area at the rear. There is also a large workshop with 2 windows to rear, door to garden and double sectional garage door.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		<b>83</b>
(51-61) <b>B</b>		
(39-50) <b>C</b>		
(29-38) <b>D</b>		
(19-28) <b>E</b>		
(11-18) <b>F</b>	<b>61</b>	<b>83</b>
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

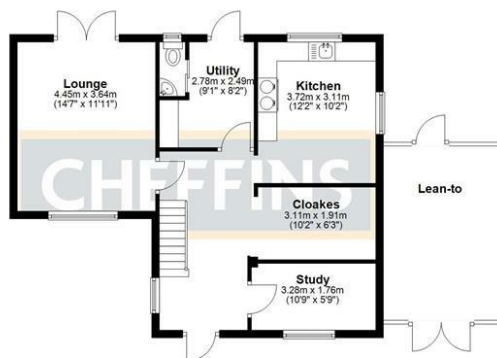
Guide Price £325,000

Tenure - Freehold

Council Tax Band - D

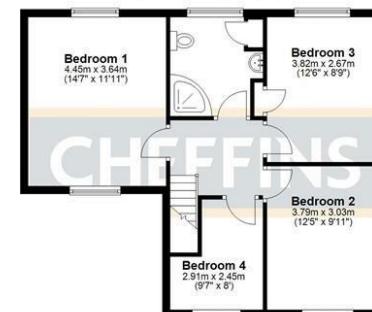
Local Authority - East Cambs Districct Council

Ground Floor  
Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 116.7 sq. metres (1256.4 sq. feet)

First Floor  
Approx. 56.8 sq. metres (611.6 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.

