



Stirling Way, Sutton, CB6 2QY

CHEFFINS

Stirling Way

Sutton,
CB6 2QY

- Modern 4 Bedroom Detached Family Home
- Ensuite to Bedroom 1
- Kitchen / Diner
- Separate Utility Room
- Offroad Parking & Garage
- Village Location
- FREEHOLD / COUNCIL TAX D / EPC C

Cheffins are delighted to offer to the market this well presented modern family home located in the popular village of Sutton.

This property offers accommodation over two floors to include a dual aspect lounge providing access to the rear garden, ground floor cloakroom, entrance hallway, kitchen/diner and separate utility room.

To the first floor there are four bedrooms with bedroom 1 benefitting from an ensuite shower room, together with a family bathroom to complete the accommodation.

Outside the property is a small front garden with the front aspect overlooking a park area, whilst the rear garden is mainly laid to lawn with paved patio and gated access. There is off road parking leading up to a single garage.

To fully appreciate all that is on offer an early viewing is highly recommended.

4 2 1



**Offers In Excess Of
£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.

ENTRANCE HALL

Door to front, stairs, radiator.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integrated fridge / freezer, integrated dishwasher, double oven, 5 ring electric hob with extractor hood over, one and a half bowl sink with mixer tap over, two radiators, understairs storage cupboard, dual aspect window to front and rear.

UTILITY ROOM

With door to the side leading to the Garden, window to rear, sink with mixer tap over, plumbing for washing machine and space for tumble dryer.

LOUNGE

Window to the front, doors to the rear leading into the Garden, two radiators.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC and a wash hand basin, radiator and window to the rear.

FIRST FLOOR LANDING

With loft access.

BEDROOM 1

Window to the front, fitted wardrobes, radiator and door to..

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin, shower cubicle, window to the front, towel rail, spotlights and extractor fan.

BEDROOM 2

Window to the front and radiator.

BEDROOM 3

Window to the rear and radiator.

BEDROOM 4

Window to the rear and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and a panelled bath with shower over, window to the rear, radiator and extractor fan.

OUTSIDE

The rear Garden is mainly laid to lawn with a paved patio and gated access to the side.

To the front there is a small front garden with a path leading to the front door, driveway to the side providing offroad parking leading up to a single garage. The garage has Barn Style doors and power and light connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £350,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambs District Council

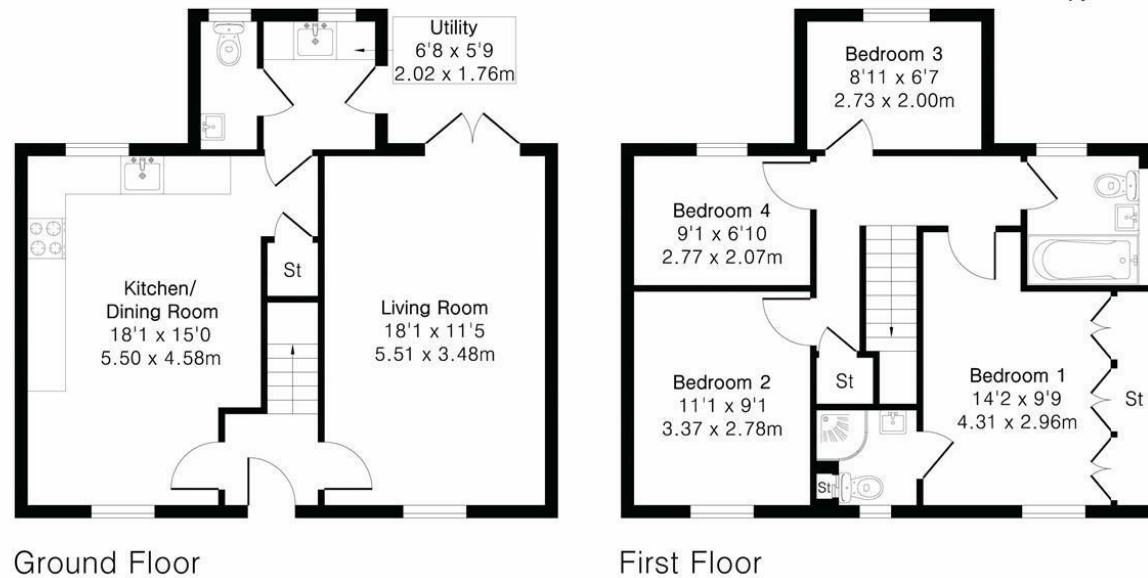




Approximate Gross Internal Area 1094 sq ft - 102 sq m

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 547 sq ft – 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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