



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

39 Mill Field, Sutton, Ely, Cambridgeshire, CB6 2QB

A generous detached bungalow being offered for sale with the benefit of no upward chain and offers the potential for further development (subject to planning consent), positioned within a generous plot. The property does require updating but offers accommodation comprising entrance vestibule, entrance hall, open plan kitchen/breakfast room, dining room, lounge, 3 double bedrooms and family bathroom, together with driveway, double garage and enclosed rear garden.

£330,000

- Substantial Detached Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- Opportunity for Further Development (Subject to Planning Consent)
- Updating Required
- No Upward Chain



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 with a mainline rail service via Cambridge (15 miles) to London.

ACCOMMODATION with approximate room sizes.

ENTRANCE VESTIBULE

18' 0" x 4' 3" (5.51m x 1.32m) With door to front aspect and door to side garden.

ENTRANCE HALL

With airing cupboard housing radiator and shelving, radiator. Personnel door leading into the garage.

CLOAKROOM

With low level WC, pedestal hand basin, tiled splashback, window to front aspect.

OPEN PLAN KITCHEN / BREAKFAST ROOM

19' 6" x 10' 7" (5.96m x 3.25m) With 1 1/4 stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, hob and extractor hood above, plumbing for washing machine, built-in storage cupboard.

UTILITY ROOM

6' 9" x 5' 1" (2.06m x 1.56m) With door leading to the rear garden.

DINING ROOM

17' 3" x 10' 2" (5.27m x 3.12m) A dual aspect room with windows to rear and side aspects, radiator, door opening through to:

LOUNGE

18' 9" x 17' 3" (5.72m x 5.26m) With 2 radiators and French doors opening to:

CONSERVATORY

12' 5" x 8' 9" (3.79m x 2.69m) Of brick and wooden construction with patio doors to rear garden.



INNER HALLWAY

With access to loft, radiator.

MASTER BEDROOM

12' 8" x 12' 4" (3.88m x 3.77m) With window to rear aspect, radiator.

BEDROOM 2

11' 8" x 11' 8" (3.57m x 3.56m) With window to front aspect, radiator.

BEDROOM 3

11' 8" x 9' 10" (3.56m x 3.37m) With window to front aspect, radiator.

BATHROOM

16' 3" x 8' 5" (4.97m x 2.57m) With inset tiled bath, separate shower cubicle, low level WC, pedestal hand basin, windows to rear and side aspects.

The bathroom offers the opportunity to be converted to incorporate a bathroom and ensuite off of the master bedroom.

OUTSIDE

The property is positioned within a private plot with a variety of mature plants and shrubs surrounding the borders. To the front of the property there is an extensive driveway leading to a double garage with 2 metal up and over doors, light and power connected. The front garden either side of the driveway consists of lawn and plants and shrubs. Gated access leads to the rear garden which extends to the right hand side and leads to the rear of the property. The garden is predominantly laid to lawn with a selection of mature plants and houses outbuildings including timber workshops and 2 glass greenhouses. The plot offers potential for further development, subject to obtaining planning consent.

VIEWING

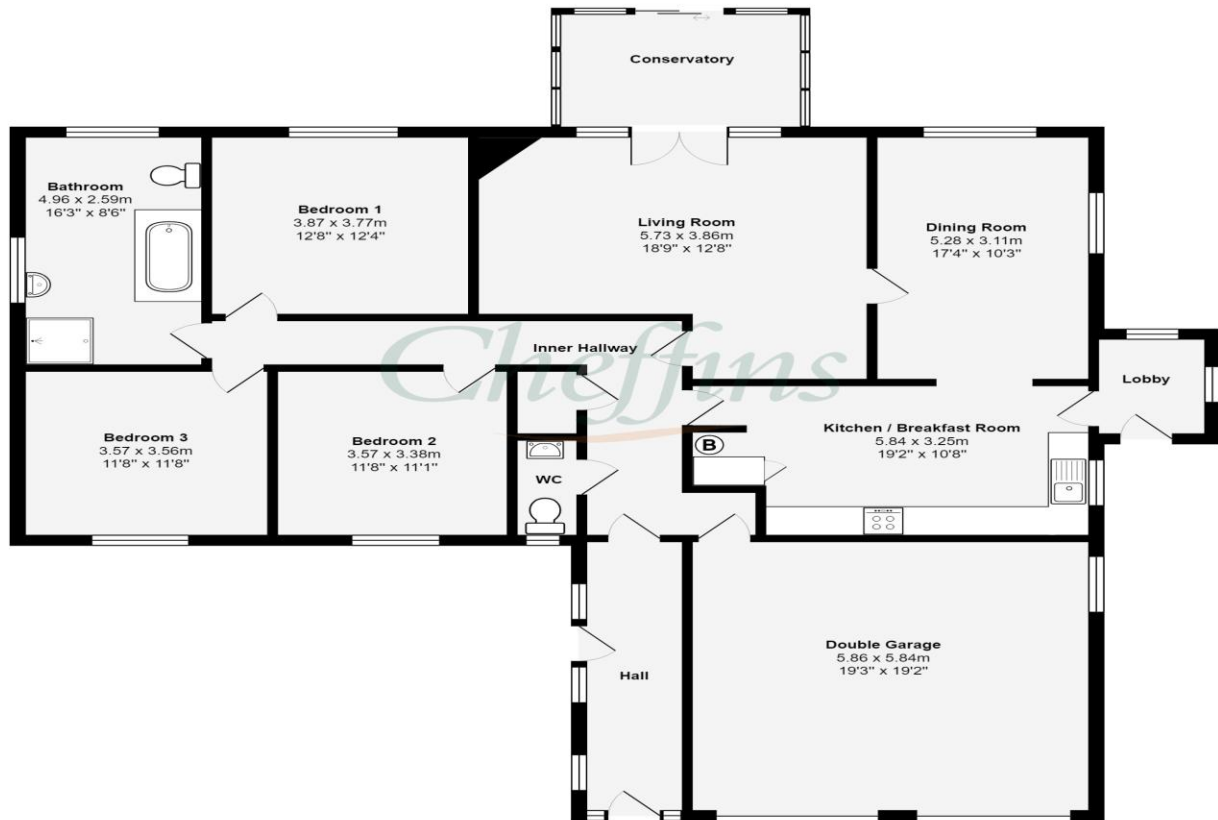
Strictly by appointment with the Agents.





CAMBRIDGE ELY HAVERHILL NEWMARKET SAFFRON WALDEN LONDON

39 Millfield, Sutton



Total Area: 137.0 m² ... 1474 ft² (excluding double garage)

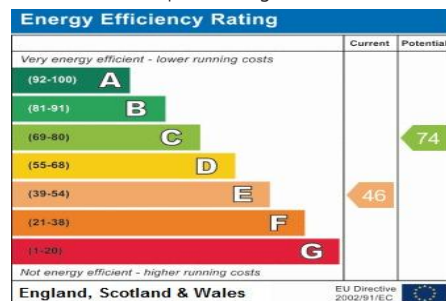
All measurements are approximate and for display purposes only
Plans prepared by: www.charlesjharrison.co.uk

Cheffins

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

Note: Not to scale –
For guidance purposes only



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.