

ENTRANCE HALLWAY Double glazed door to front, double glazed window to side, radiator, door to downstairs cloakroom and kitchen/diner.

DOWNSTAIRS CLOAKROOM W.C, hand basin, tiled splash back, extractor fan, inset spot lights to ceiling.

OPEN PLAN KITCHEN/DINER/LIVING ROOM 26' 0" x 10' 2" increasing to 15' 6" (7.92m x 3.1m)

KITCHEN AREA Double glazed window to front, range of fully fitted base and wall units, drawers under rolled edge work tops, work surfaces over and return splash back. Stainless steel double oven, gas hob and extractor hood over with tiled splash back. Inset sink unit with mixer tap, under stairs storage cupboard, breakfast bar, radiator.

LIVING/DINING AREA Double glazed window to rear, double glazed French doors to garden, two radiators and stairs leading to first floor.

FIRST FLOOR LANDING Loft access, doors off to all rooms.

BEDROOM ONE 14' 7" x 11' 1" (4.44m x 3.38m) Double glazed window to front, radiator, built in storage area.

BEDROOM TWO 11' 6" x 10' 9" (3.51m x 3.28m) Double glazed window to front, radiator.

WALK IN WARDROBE 6' 0" x 4' 9" (1.83m x 1.45m) (Former en-suite) Velux window to rear, shelving and hanging.

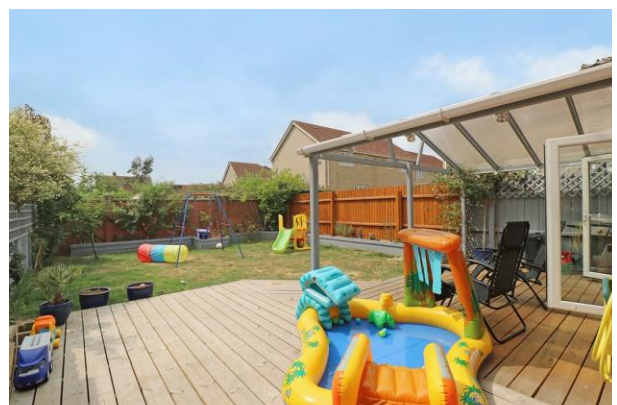
BEDROOM THREE 11' 1" x 7' 3" (3.38m x 2.21m) Double glazed window to rear, radiator.

BATHROOM Velux window to rear, w.c, hand basin inset to vanity unit, bath with tiled splash back and chrome shower attachment over, double tiled shower cubicle with chrome fitting, radiator, heated towel rail, extractor fan, shaver point, inset spot lights to ceiling.

GARDENS AND PARKING To the front of the property there is a driveway providing off road parking leading to a single brick built garage with powered up and over door, over head storage, power and light connected, powered door accessing the garden. The rear garden is laid



mainly to lawn with various flowers and shrubs set to borders and beds, outside tap, timber decked area, timber veranda, raised flowers beds with various shrubs and trees, all enclosed by fencing and partial wall.





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15 Brookside, Sutton, Cambridgeshire,
CB6 2PT

Guide Price £279,995 Freehold

A much improved modern home, close to the centre of the bustling village of Sutton, with easy access to both Ely and Cambridge. The property has been updated throughout by the current vendors and includes an attractive modern open plan kitchen/dining/living space with doors leading to the landscaped garden. There are three bedrooms with a walk in wardrobe and extended modernised bathroom.



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