



POUND LANE, SUTTON, CB6 2PR

PRICE GUIDE: £475,000

GAVIN HUMAN

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CAMBRIDGE ESTATE AGENT

This spacious four bedroom detached home offers outstanding potential. Along with its large plot size, it also offers a detached triple garage and extra off road parking, five reception rooms, and a utility room.

There is exciting scope to modernise and refurbish this property and adapt the layout to suit a modern family.

The property benefits from gas central heating with a newly installed boiler, installed in 2021 And upvc double glazing.

To book your viewing call Gavin Human: 07388 057789.



- Extended detached family home
- Immaculate presentation, but in need of modernisation
- Five reception rooms
- Four bedrooms
- Large fitted kitchen
- Large private rear garden
- Triple garage and ample off road parking
- Opportunity to extend subject to PP
- GCH with newly installed boiler



Entrance Hall



Family Room

Sitting Room



Sitting Room





Dining area

Kitchen



Dining area

Kitchen





Completing the downstairs are two areas that might appeal for refurbishment. Firstly is the old **RECEPTION** (above), from when the building was used to be a police station. This opens to the front and has a door to the **SITTING ROOM** and also to a **CLOAKROOM** with hand basin and WC.

Then there is the rear **INNER HALLWAY** with a skylight and a small **WALK-IN STORE** and another **CLOAKROOM**. It also has a door to the rear garden and to the **CONSERVATORY**.





Principal bedroom



Principal Bedroom



Bedroom Two



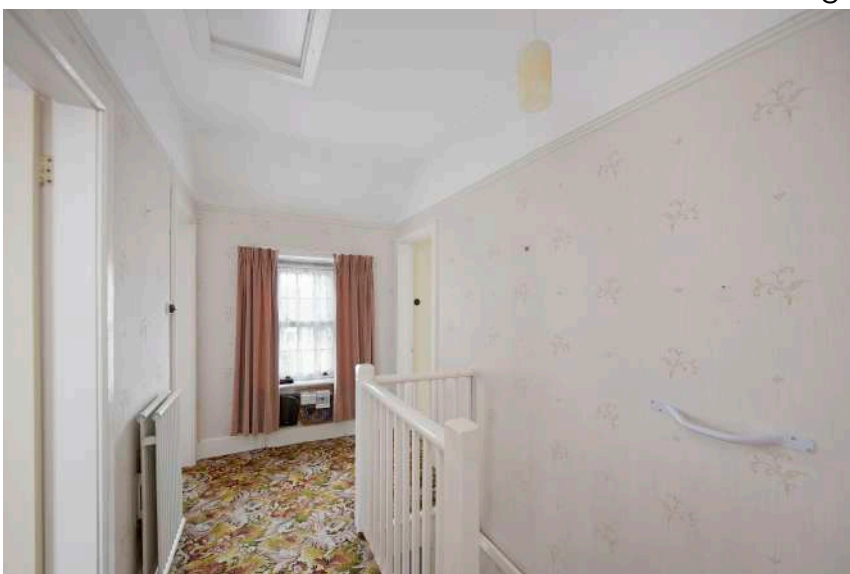
Bedroom Three



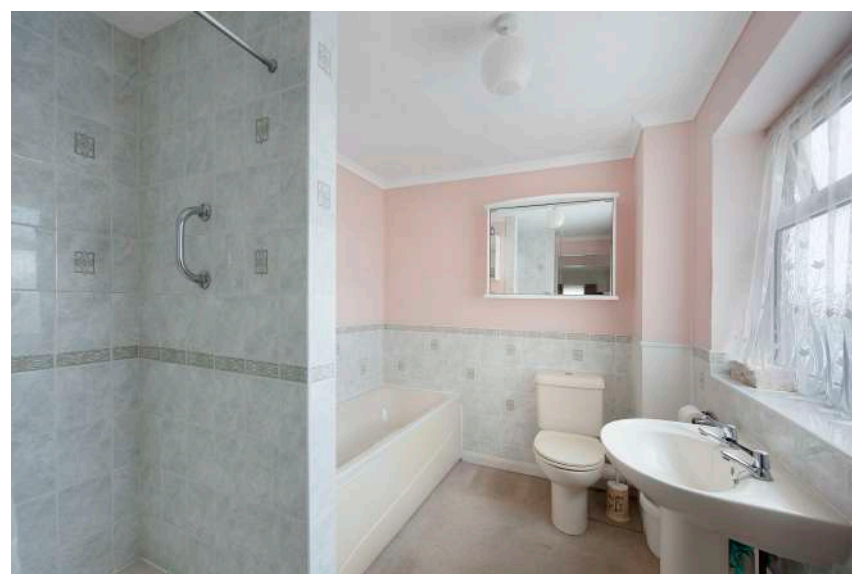
Bedroom Four



Landing



Landing



Bathroom

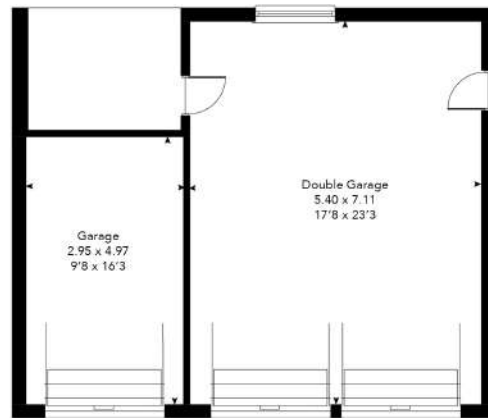
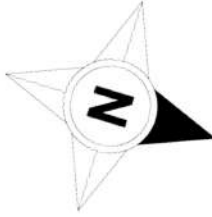


Approximate Gross Internal Area = 179 m² / 1926 ft²

Garage = 60 m² / 646 ft²

Total = 239 m² / 2572 ft²

For identification purposes only - Not to scale



Garage



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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KEY INFORMATION

Property Type	Detached house
Bedrooms	Four bedrooms
Square Footage	1926 sqft
Council Tax	Band F
EPC Rating	TBC
Age	1912
Last sold date	1971
Title Number	TBC
Plot size	TBC
Heating	Gas Fired Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	East Cambs District Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	Yes

CONNECTIVITY

Estimated broadband speeds:

Standard	16 mbps
Superfast	80 mbps
Ultrafast	1800 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Green
3 (Three)	Amber
O2	Green
Vodafone	Amber

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Ely	7.2 miles
Cambridge North	16.8 miles
Cambridge	19.2 miles

Trunk Roads/Motorways

M11 J14	10.99 miles
M11 J13	12.36 miles
M11 J12	13.92 miles
M11 J11	15.83 miles

Airports/Helipads

Cambridge airport	12.86 miles
Stansted airport	34.97 miles
Luton airport	41.11 miles

TRANSPORT (LOCAL)

Bus stops

Brookside	0.13miles
Windmill Lane	0.1 miles
Vermuyden Gardens	0.16 miles

SCHOOLS

Primary

Sutton CofE Primary Academy	0.15 miles
Maple and Witcham CofE Primary	0.26 miles
Robert Arkenstall Primary	2.6 miles

Secondary

Witchford Village College	3.75 miles
Cromwell Community College	7.5 miles

10 year history of average house prices by property type in CB6

Detached	+86.33 %
Semi-Detached	+84.48%
Terraced	+76.36%

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KEY INFORMATION

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