



St. Andrews Close, Sutton, Ely, Cambridgeshire CB6 2QX

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A well-presented spacious semi-detached property within walking distance of the local primary school and Village amenities offering three bedrooms, two reception rooms, driveway and garage.

- Semi-Detached Home
- Entrance Hall
- Kitchen
- Cloakroom
- Living Room
- Dining Room
- Three Bedrooms, One With En-suite
- Family Bathroom
- Driveway and Garage
- Off-Road Parking For Two Vehicles

Guide Price: £285,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

ENTRANCE HALL With door to front aspect, stairs rising to first floor.

CLOAKROOM With low-level WC, wash hand basin, radiator and double glazed window to front aspect.

DINING ROOM 12'4" x 8'11" (3.75 m x 2.73) With double glazed window to front aspect and radiator.

KITCHEN 12'4" x 8'10" (3.75 m x 2.68 x) With ceramic sink and drainer fitted with a range of wall mounted units, base units and drawers. Fitted electric oven, hob and extractor hood above. Integrated fridge freezer, double glazed window to rear aspect and door to rear garden.

LIVING ROOM 18'2" x 11'4" (5.53 m x 3.45 m) Dual aspect room with double glazed window to front aspect and French doors to rear garden. Radiator.

FIRST FLOOR LANDING Built in storage cupboard.

BEDROOM ONE 15'1" x 11'11" (4.60 m x 3.37 m) With double glazed window to front aspect, built-in wardrobes and radiator.

EN-SUITE With shower cubicle, low-level WC, pedestal hand basin and double glazed window to front aspect.

BEDROOM TWO 11'6" x 9'9" (3.51 m x 2.97 m) With double glazed window to front aspect and radiator.

BEDROOM THREE 8'5" x 8'1" (2.56 m x 2.46 m) With double glazed window to rear aspect and radiator.

FAMILY BATHROOM Comprising panel bath with shower, low-level WC and pedestal hand basin. Radiator and double glazed window to rear aspect.

EXTERIOR The property benefits from a driveway and garage, providing ample off-road vehicular parking for two cars.

Gated access leads to a fully enclosed garden which is paved with lawn and gravel area to rear.

Tenure The property is Freehold

Council Tax Band C

EPC TBC

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

8 St. Andrews Close, Sutton

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft

