



The Row, Sutton, Ely, Cambridgeshire CB6 2PD

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A deceptively spacious detached family home offering four bedrooms, two reception room, 34ft loft room, garage, outbuilding and substantial plot.

- Four Bedroom Chalet Style Family Home
- Kitchen
- Dining Room
- Family Shower Room
- Loft Room
- Garage
- Outbuilding
- Substantial Plot
- Ample Off Road Vehicular Parking

Guide Price: £425,000



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 PORCH With door to front and rear and door into kitchen.

ENTRANCE HALL With door into secondary entrance porch with access to front and rear.

DINING ROOM 12'4" x 8'6" (3.75 m x 2.59 m) Double glazed window to front aspect and radiator.

KITCHEN 12'4" x 12'2" (3.75 m x 3.71 m) Fitted with a range of matching base and wall units and drawers. Sink and drainer, fitted electric oven, hob and extractor hood above. Double glazed window to front aspect, radiator.

WC Low level WC, window to side aspect.

SHOWER ROOM Fitted with a low level WC, shower cubicle and sink. Double glazed window to side aspect.

LOUNGE 16'1" x 15'7" (4.91 m x 4.75 m) With patio doors and single door to rear garden. Double glazed window to front aspect. Feature log burning stove.

BEDROOM ONE 11'6" x 11'2" (3.50 m x 3.40 m) max measurements. Dual aspect room with double glazed window to rear and side aspect. Fitted built-in wardrobe and radiator.

BEDROOM TWO 10'11" x 7'11" (3.32 m x 2.42 m) Double glazed window to side aspect. Radiator.

BEDROOM THREE 12'1" x 8'9" (3.68 m x 2.66 m) Double glazed window to side aspect. Radiator.

STUDY/BEDROOM FOUR 8'4" x 7'11" (2.55 m x 2.42 m) Stairs to loft room. Double glazed window to side aspect. Radiator.

LOFT ROOM 34'7" x 14'9" (10.54 m x 4.49 m) Double glazed window to front and rear aspect.

EXTERIOR To the front of the property there is a block paved driveway and a garage, providing ample off-road vehicular parking. To the rear of the property, you will find a paved courtyard with outbuilding. Steps leading to lawned garden with a variety of plants and shrubs.

GARAGE 23'3" x 12'6" (7.09 m x 3.80 m)

WORKSHOP 12'1" x 5'7" (3.68 m x 1.69 m)



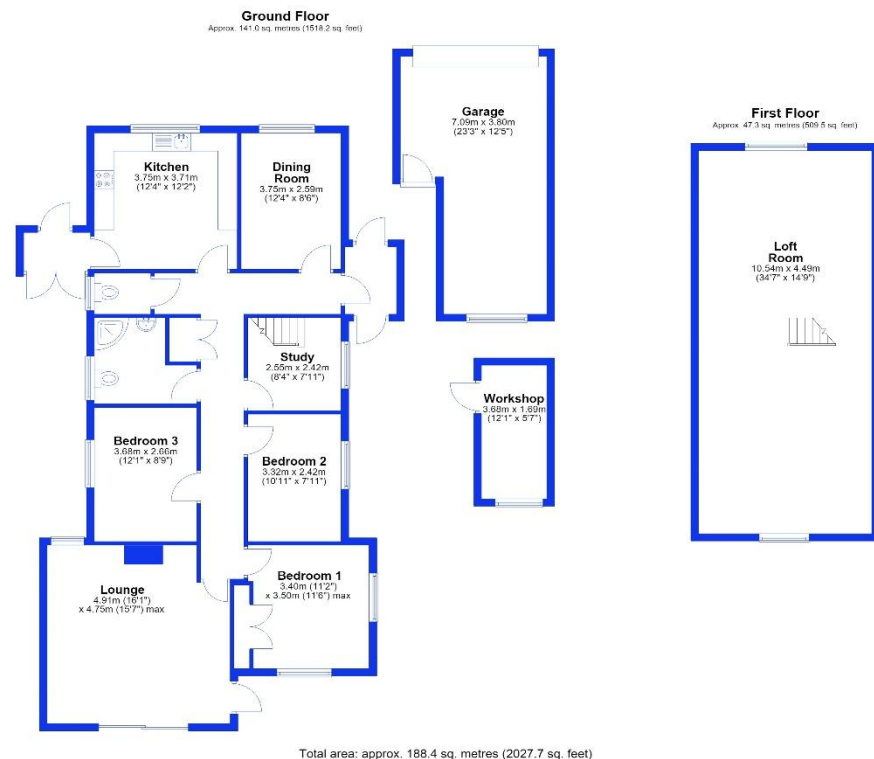
Tenure The property is Freehold

Council Tax Band C

EPC C (70/78)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7504



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.