

York Road, Sutton, CB6 2NU

Offers In Excess Of: £300,000

Gavin Human

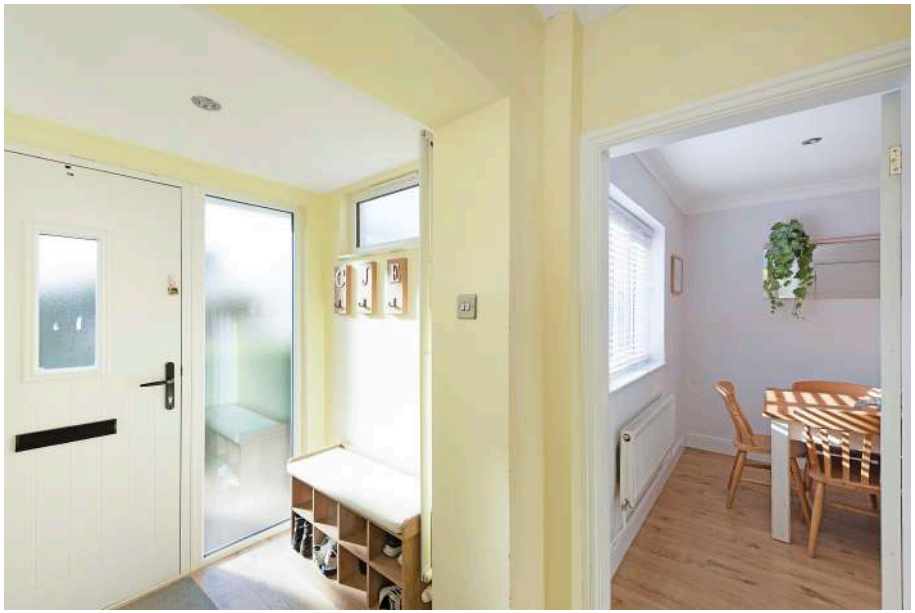
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Cambridge Estate Agent

Situated in a quiet cul-de-sac, this home is immaculately presented and finished, offering a wealth of space and options - inside and out.

From an extended entrance hall, to the four large bedrooms and sizeable garden - almost every aspect of this house delivers a surprising amount of space. In addition to the superb open plan kitchen and dining area, you have a large separate sitting room and a downstairs family bathroom. Whilst the four bedrooms are complimented by a first floor shower room.

To book your viewing call Gavin Human: 07388 057789.





- Four generous sized bedrooms
- Quiet cul-de-sac location
- GCH and UPVC double glazing.
- Extended entrance hall
- Fitted kitchen, open plan to dining room
- Separate sitting room
- Ground floor bathroom
- Additional first floor shower room
- Boiler fitted in 2022.
- Large garden and parking for multiple vehicles.
- Open aspect to the rear.



Open plan Dining / Kitchen



Open plan Dining / Kitchen

Open plan Dining / Kitchen



Open plan Dining / Kitchen





Sitting room

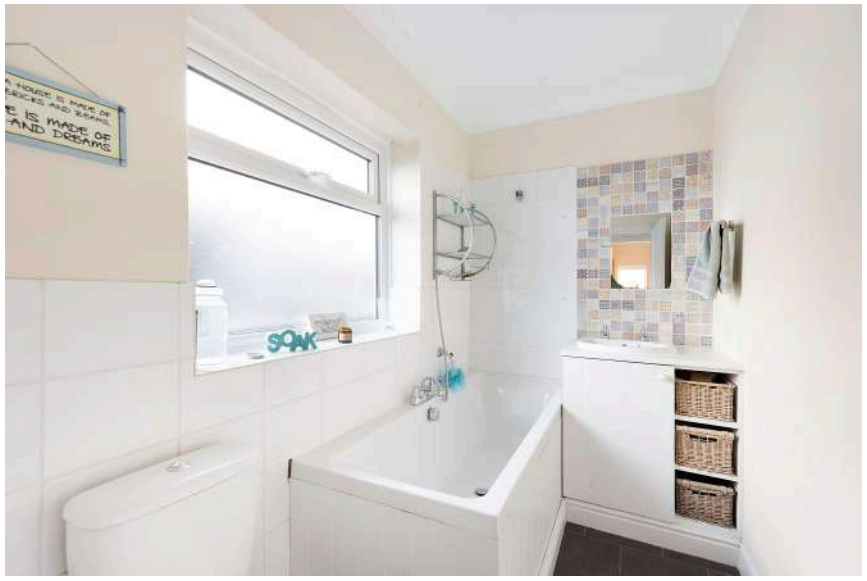


Sitting room

Sitting room



Ground floor family bathroom





Bedroom One



Bedroom One

Bedroom One



The **PRINCIPAL BEDROOM** is an excellent size, and has a walk-in storage cupboard and room for a make-up desk, as well as mirror front robes with sliding doors.

This room has delightful additions that are also practical - like the inset shelf above the bed and the inset night sleeves either side of the bed. There is a window overlooking the frontage.

There are a further **THREE BEDROOMS** all of a good size. **BEDROOM TWO** has fitted wardrobes along one wall and a window to the front, whilst **BEDROOM THREE** and **BEDROOM FOUR** overlook the rear garden.

Due to the upstairs being reconfigured, one thing that sets this house apart from other similar looking houses on the road, is the upstairs **SHOWER ROOM**, which comprises a walk-in shower cubicle and a low level flush WC.



Bedroom Three

Bedroom Four



Bathroom



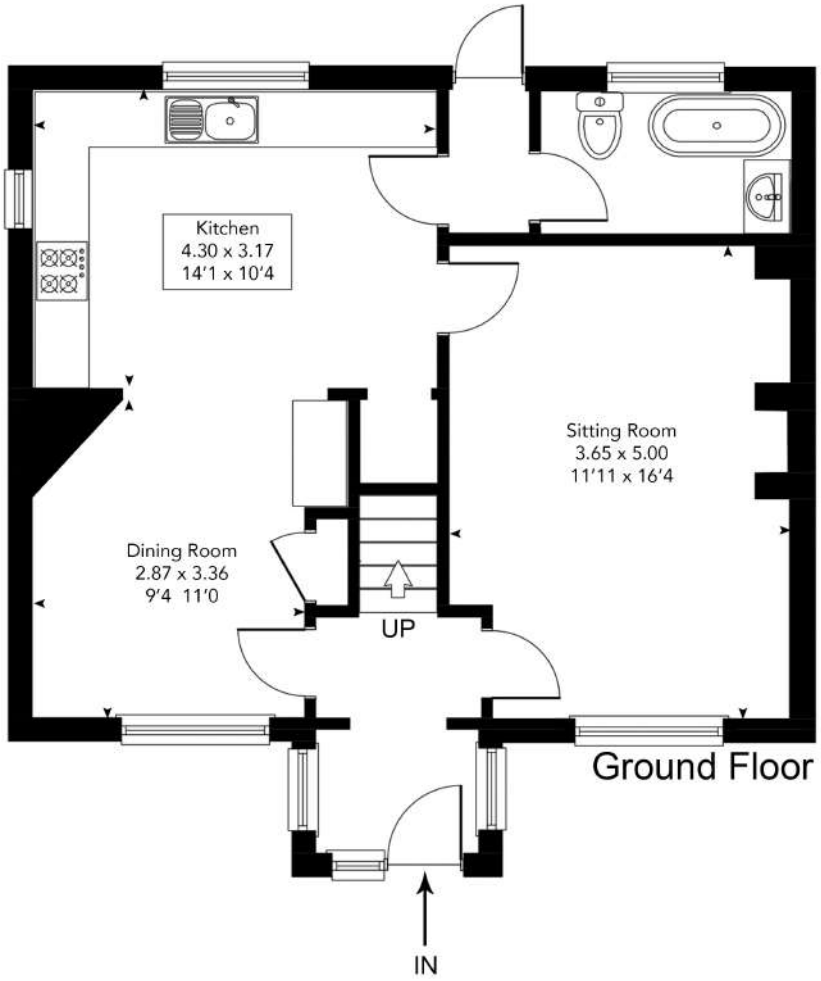


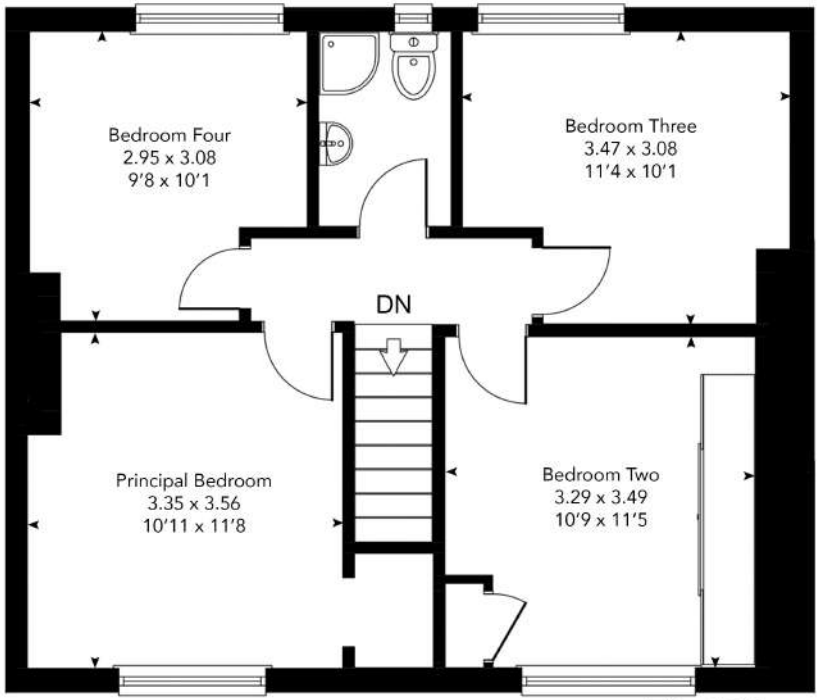






Approximate Gross Internal Area = 108 m² / 1162 ft²
For identification purposes only - Not to scale







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

UPRN	100090057938
Property Type	Semi Detached
Bedrooms	Four
Council Tax	C
Square footage	1151 sq ft TBC
EPC Rating	C
Age	TBC
Last sold date	2012
Title Number	CB60622
Plot size	0.12acre
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	Fenland District Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

CONNECTIVITY

Upload	115Mbps
Download	1600Mbps
Full Fibre Available	YES

Cable/Satellite TV availability	
BT	YES
Sky	YES
Virgin	NO

Mobile Signals (based on calls indoors)	
EE	AMBER
3 (Three)	GREEN
O2	GREEN

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

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Ely Rail Station	6.52 miles
Manea Rail Station	8.03 miles
Waterbeach Rail Station	9.42 miles

Trunk Roads/Motorways

M11 J14	10.87miles
M11 J13	12.27 miles

Airports/Helipads

Cambridge	12.64 miles
Stansted	44.9 miles
Luton	54.7 miles

TRANSPORT (LOCAL)

Bus stops

York Road	0.4miles
The Brook	0.29 miles
Brookside	0.38 miles

SCHOOLS

Primary

Sutton CofE VC	0.47miles
Mepal and Witcham Cof E	1.26 miles
Robert Arkenstall	2.79 miles

Secondary

Witchford Village College	4.16 miles
Cromwell Community College	4.94 miles

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

Detached	+ 79.46%
Semi-Detached	+ 79.21.%
Terraced	+ 72.95%

KEY INFORMATION

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