



**The Southernns, Sutton, Ely, Cambridgeshire
CB6 2PQ**

www.pocock.co.uk



The Southernns, Sutton, Ely, Cambridgeshire CB6 2PQ

A detached family home occupying a generous corner plot position offering four bedrooms, three reception rooms plus open plan kitchen, family room, conservatory, double garage and driveway parking.

- Detached Family Home
- Living Room, Office & Family Room
- Kitchen/Dining Room
- Conservatory
- Four Double Bedrooms (One with En-Suite)
- Family Bathroom
- Double Garage & Parking
- Established Mature Garden

Guide Price: £450,000



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 and staircase rising to first floor.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin.

OFFICE 11'11" x 6'7" (3.64 m x 2.01 m) With double glazed window to front aspect and radiator.

LIVING ROOM 16'2" x 11'11" (4.94 m x 3.62 m) With radiator, double glazed window and doors opening to:-

CONSERVATORY 11'3" x 10'6" (3.44 m x 3.20 m) Of brick and UPVC built construction with attractive garden and neighbouring Orchard views.

OPEN PLAN KITCHEN / DINING ROOM 19'0" x 12'4" (5.79 m x 3.76 m) With double glazed window and patio doors to rear aspect. Fitted with a range of matching wall mounted and base units with drawers, tiled splashbacks and inset single drainer 1 & ¼ stainless steel sink unit with mixer tap. Four ring gas hob with extractor fan over and built-in double oven/grill. Integrated fridge freezer, plumbing for utilities and radiator.

FAMILY ROOM 12'2" x 10'0" (3.72 m x 3.04 m) With double glazed window to front aspect and radiator.

FIRST FLOOR LANDING

BEDROOM ONE 14'2" x 10'4" (4.31 m x 3.15 m) With double glazed window to front aspect, two built in storage cupboards, radiator and door to:-

EN-SUITE SHOWER ROOM Fully tiled suite comprising double shower cubicle, low level WC and wash hand basin with mixer tap. Heated towel rail and double glazed window to rear aspect.

BEDROOM TWO 14'4" x 13'0" (4.37 m x 3.96 m) With two double glazed windows to rear aspect. Radiator.

BEDROOM THREE 12'1" x 12'0" (3.69 m x 3.67 m) With double glazed window to front aspect. Radiator.

BEDROOM FOUR 10'6" x 6'10" (3.21 m x 2.08 m) With double glazed window to front aspect. Radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel bath with shower over. Tiled surrounds and double glazed window to rear aspect.

EXTERIOR The property benefits from a double width driveway and double garage providing ample off-road vehicle parking. The corner plot offers a wraparound garden with garden to front side and rear and has been lovingly landscaped and maintained and a viewing is highly recommended.

DOUBLE GARAGE 18'4" x 16'0" (5.59 m x 4.87 m) with twin up and over doors.

Tenure - The property is Freehold

Council Tax - Band E **EPC** C (73/76)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7473





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.

**Approximate Gross Internal Area 1638 sq ft - 152 sq m
(Excluding Garage)**

Ground Floor Area 882 sq ft - 82 sq m

First Floor Area 756 sq ft - 70 sq m

Garage Area 293 sq ft - 27 sq m



Garage

Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Pocock + Shaw

