



The Brook, Sutton, CB6 2QQ

**CHEFFINS**



# The Brook

Sutton,  
CB6 2QQ

- Spacious Detached Bungalow
- 3 Double Bedrooms
- Kitchen / Dining Room
- Integral Single Garage & Ample Off Road Parking
- Enclosed Rear Garden
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

Cheffins offer to the market this spacious detached bungalow located in the popular village of Sutton.

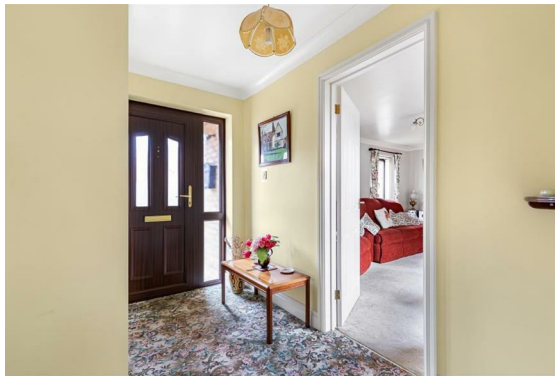
The property is set back from the main road and offers a private feel with accommodation comprising entrance hall, lounge, kitchen/dining room, 3 double bedrooms, recently refitted shower room, as well an integral garage with electric roller door, ample off road parking to front and an enclosed garden to rear with gated access.

The property further benefits from being offered for sale with no upward chain and viewing is strictly by appointment.

3 1 1

## Offers In Excess Of £325,000





## LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.



## ENTRANCE HALL

With door to front, door to garage, access to loft, radiator

## BEDROOM 1

With window to rear, radiator

## BEDROOM 2

With window to rear, radiator

## BEDROOM 3

With window to front, radiator.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal hand basin and shower cubicle, heated towel rail, window to front, tiled splashbacks.

## KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with extractor hood over, space for single oven with extractor hood over, 1 1/2 bowl sink with mixer tap, oil fed

boiler, plumbing for dishwasher, space for undercounter fridge, radiator, door to side into garden, window to rear.

## LOUNGE

A dual aspect room with 2 windows to front and door to rear, 2 radiators and electric fireplace.

## OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking for 3 cars and a small mainly laid to lawn garden with picket fence, There is a garage with power and light connected, window to side, electric roller shutter door and door into the entrance hallway.

The rear garden is mainly laid to lawn with paved patio, timber garden shed and gated access.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





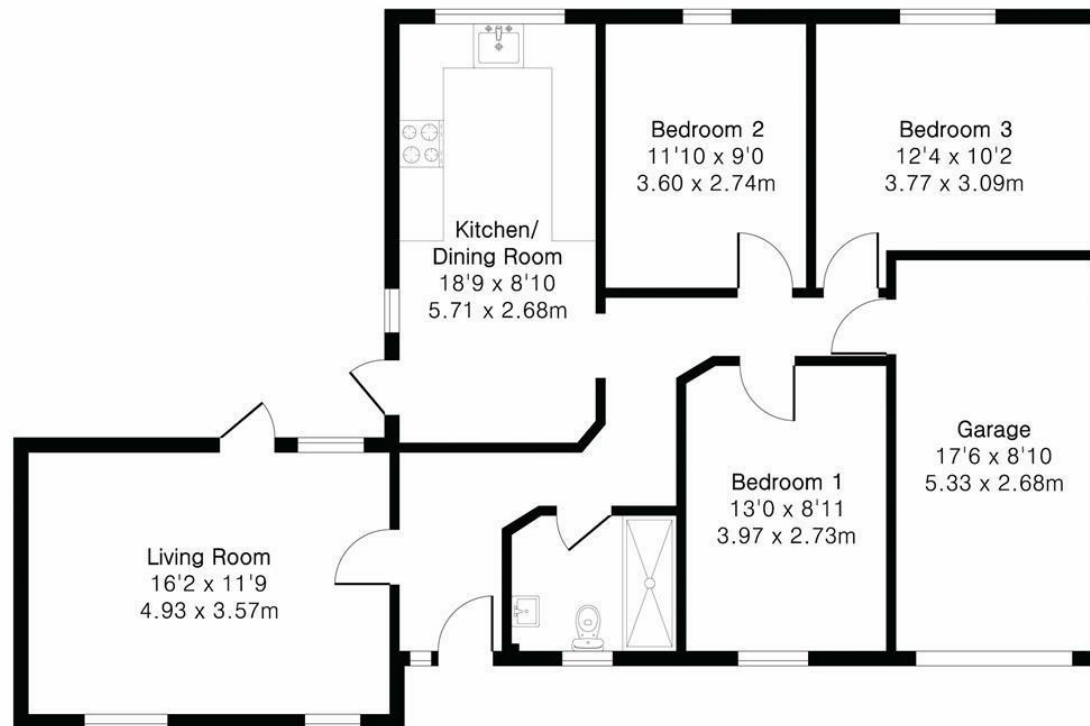






**Approximate Gross Internal Area 898 sq ft - 83 sq m  
(Excluding Garage)**

Garage Area 154 sq ft – 14 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	73
England & Wales		
EU Directive 2002/91/EC		

Offers In Excess Of £325,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council



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.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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