



Seamark Drive, Sutton, Ely, Cambs, CB6 2GQ

Village Location - Modern Semi-Detached House - 2 Bedrooms - Kitchen/Breakfast Room - Lounge - Family Bathroom, En-suite To Master & Ground Floor WC - Enclosed Rear Garden - Allocated Parking - Call To View (01354) 696700

£250,000



Ground Floor

Lounge

4.08m (13'4") x 3.86m (12'8")
Double glazed window to front, storage cupboard, radiator, laminate flooring and stairs to first floor.

WC

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, vinyl flooring and radiator.

Kitchen/Breakfast Room

4.08m (13'4") x 3.40m (11'2")
Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, walk-in storage cupboard, radiator, laminate flooring, and double glazed double doors to garden.

First Floor

Landing

Double glazed window to side, stairs to first floor and doors to:

Bedroom 1

3.16m (10'4") x 3.00m (9'10")
Double glazed window to rear, radiator, door to:

En-suite

Fitted with three piece suite comprising, pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, extractor fan, heated towel rail and vinyl flooring.

Bedroom 2

4.08m (13'4") x 2.69m (8'10") max
Double glazed window to front, storage cupboard and radiator.

Bathroom

Fitted with three piece suite comprising, panelled bath with hand shower attachment, pedestal wash hand basin and low-level

WC, tiled splashbacks, extractor fan and heated towel rail.

Outside

The property has two allocated parking spaces to the side of the property. The enclosed rear garden is mainly laid to lawn with patio area, pathway leading to a raised decked area and a timber shed.

EPC Rating: B



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.