

£250,000

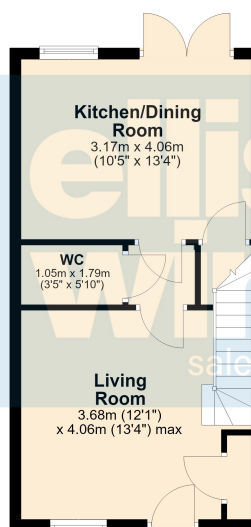
Sea Mark Drive, Sutton, Cambridgeshire CB6 2GQ



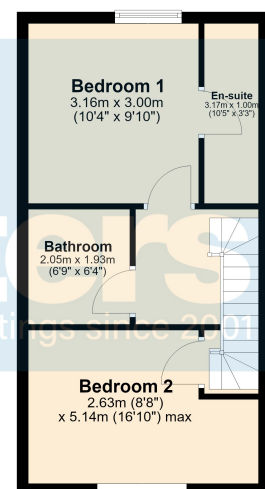
To arrange a viewing call us now on 01354 694900

BEAUTIFULLY PRESENTED throughout, this stylish two bedroom semi-detached home offers crisp, modern accommodation and is ideally situated within a popular village location. The well-planned accommodation comprises a welcoming living room, CONTEMPORARY kitchen/diner with space for entertaining, and a convenient ground floor cloakroom. Upstairs are two generous double bedrooms, with an EN-SUITE to the principal bedroom, together with a modern family bathroom. Outside, a driveway to the side provides off-road parking, while the good-sized rear garden offers plenty of space for relaxing, entertaining and family life.

Ground Floor



First Floor



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GROUND FLOOR

Kitchen/Dining Room

4.06m (13'4") x 3.17m (10'5")

Fitted with a matching range of wall and base units housing single oven and four ring gas hob with extractor over, space for fridge/freezer and plumbing for washing machine. There is also space for a tumble/drier or dishwasher if required. Store cupboard, window to rear and double doors out to garden.



Living Room

4.06m (13'4") max. x 3.68m (12'1")

Window to front, stairs rising to first floor.

WC

1.79m (5'10") x 1.05m (3'5")

Fitted with a low level wc and hand wash basin.



FIRST FLOOR

Bedroom 1

3.16m (10'4") x 3.00m (9'10")

Window to rear.

En-suite

3.17m (10'5") x 1.00m (3'3")

Fitted with a double shower cubicle, low level wc and hand wash basin.



Bedroom 2

5.14m (16'10") max. x 2.63m (8'8")

Window to front.

Bathroom

2.05m (6'9") x 1.93m (6'4")

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin.

OUTSIDE

A driveway to one side of the property provides off road parking for two vehicles. To the rear, the well proportioned garden is laid mainly to lawn with paved patio and separate decked patio area.



SERVICES

Mains gas, electricity, water and drainage.

The property has gas fired central heating.

FURTHER INFORMATION

Freehold

Energy rating B

East Cambridgeshire District Council tax band B

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

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