



The Southernns, Sutton CB6 2PQ

welcome to

The Southernns, Sutton

A well presented detached family home located in a cul-de-sac position within the Cambridgeshire village of Sutton offering four bedrooms, three reception rooms, en-suite facilities and double garage - Early viewing highly recommended.

Entrance Hall

With radiator, stairs leading to first floor with storage cupboard beneath, doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin, radiator and double glazed window to side.

Dining Room

With radiator, double glazed window to front aspect, door to:

Kitchen/Breakfast Room

With a recently fitted range of base units and drawers with work surfaces over to four sides, matching wall units, built in eye level 'Bosch' double oven, separate gas hob with extractor over, spaces for washing machine, dishwasher and large fridge/freezer, radiator, double glazed window to rear aspect and sliding patio doors to rear garden.

Lounge

With two radiators, feature fireplace and sliding patio doors to rear garden.

Office

With radiator and double glazed window to front aspect.





First Floor Landing

With radiator, airing cupboard, loft access and doors to:

Bedroom One

With radiator, two built in double wardrobes, double glazed window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator, extractor and double glazed window to rear.

Bedroom Two

With radiator, built in wall of wardrobes, two double glazed windows to rear aspect.

Bedroom Three

With radiator, built in double wardrobe and double glazed window to front aspect.

Bedroom Four

With radiator and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, radiator, extractor and double glazed window to rear.

Outside

To the front of the property there is a shallow neatly presented garden with pathway leading to front door. A driveway to the side of the property leads to the double garage. The rear garden has an initial paved terrace across the rear of the property and opens a mainly lawned garden fully enclosed by fencing. A pathway from the terrace leads to the personal door to double garage.



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welcome to

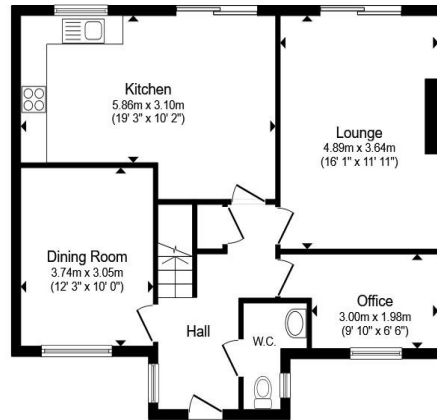
The Southern, Sutton

- Detached Family Home
- Cul-De Sac Position
- Village Location
- Well Proportioned Accommodation
- Four Bedrooms

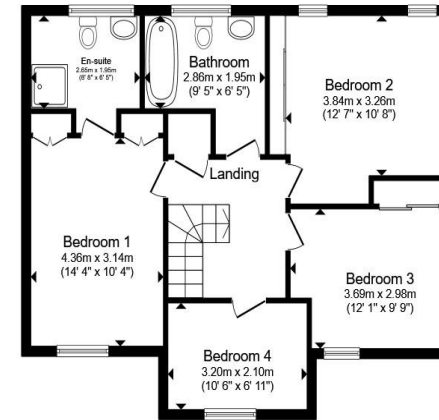
Tenure: Freehold
EPC Rating: C
Council Tax Band: E

guide price

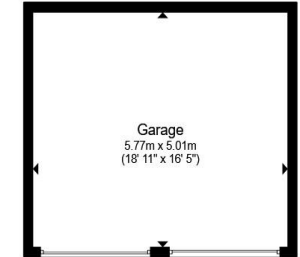
£475,000



Ground Floor



First Floor



Garage

Total floor area 169.9 m² (1,829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
ELY110344 - 0002

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