



88 The Row, Sutton  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£795,000

## 88 The Row

Sutton, Ely

This substantial and immaculately presented five-bedroomed detached residence offers versatile and spacious accommodation including an annex, ideal for multi-generational living.

On the ground floor, the impressive, large sitting room is filled with natural light and offers a welcoming space for relaxation or entertaining. The superb modern kitchen/breakfast room is fitted with high-quality units and opens directly to a bright conservatory, creating an ideal spot for informal dining and enjoying views of the garden.

The property features four well-proportioned bedrooms on the first floor, two of which benefit from en-suite facilities, ensuring convenience for family members and guests alike.

A thoughtfully designed ground floor annex provides a fifth double bedroom with a shower room and lounge, making it perfect for multi-generational living or visiting relatives. However, the design ensures that these rooms can be used as part of the main house should an annex not be required.

In addition, the ground floor also offers a utility and spacious office which could also serve as an additional living room with French doors onto the garden.

Outside there is an extensive driveway, double cartlodge and well maintained and attractive gardens.

This home is set in a highly regarded location, enjoying picturesque countryside views to the front whilst being conveniently close to local amenities and viewing is highly recommended.



# 88 The Row

Sutton, Ely

Council Tax Band: E

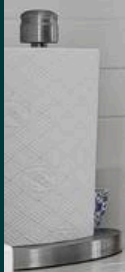
EPC: D

Tenure: Freehold

- Substantial Detached Residence
- 4 Bedrooms (2 En-suite)
- 1 Bedroomed Ground Floor Annex
- Impressive, Large Sitting Room
- Superb Modern Kitchen/Breakfast Room Opening To Conservatory
- Additional Lounge And Ground Floor Shower Room
- Office/Additional Living Space
- Attractive Mature Garden
- Spacious Driveway And Double Cartlodge
- Highly Regarded Location With Countryside Views







### Entrance Hall

With solid timber door and leaded light windows to front, stairs to first floor with understairs cupboard and recessed coat hanging rail, double doors to sitting room, oak flooring, radiator.

### Living Room

A superb room with two double glazed windows to front and two pairs of bifold doors to rear garden, feature fireplace with sliding glass door allowing use as a wood burner or open fire, television point, two radiators.

### Conservatory

With double glazed windows and doors onto garden, oak flooring, radiator....opening into:

### Kitchen/Breakfast Room

Fitted with an excellent range of painted units with under unit lighting and drawers with matching worksurfaces and undermounted sink, space for range oven, extractor fan, plumbing for dishwasher, wine fridge, island unit with drawers and breakfast bar, tall cupboards with display shelving, double glazed window to front offering an attractive view and with built in bench seat with storage beneath, pattern tiled floor, radiator.

### Side Hall

This hallway leads into the annex accommodation. With oak flooring, radiator.

### Family Room

With double glazed window to front giving an attractive view, fitted shelving, television point, radiator.

### Utility

With double glazed window to side, oil fired central heating boiler, sink unit and drainer, wall and base storage units with worktop, plumbing for washing machine.

### Shower Room

With double glazed window to side, fitted with a modern suite comprising vanity unit with stone top and basin, low level WC, shower cubicle, radiator.



### Bedroom 5

With double glazed window to side, a range of fitted wardrobes, wash basin, radiator.

### Office

This room could also be used as an additional living room or double bedroom. With French doors onto garden, double glazed window to side, radiator.

### Landing

With double glazed window to rear, access to loft, radiator.

### Bedroom 1

With double glazed window to front giving an attractive countryside view, radiator, walk in wardrobe with automatic light and radiator.

### En-suite

With wall hung vanity unit and wash basin, low level WC, double size shower cubicle, heated towel rail, double glazed window to rear.

### Bedroom 2

With double glazed window to front offering an attractive countryside view, fitted wardrobes and bedside tables, radiator.

### En-suite

With double glazed window to front, vanity unit with wash basin, low level WC, shower cubicle, heated towel rail.

### Bedroom 3

With double glazed window to rear, radiator.

### Bedroom 4

With double glazed window to front with attractive view of countryside, radiator.

### Bathroom

With double glazed window to rear, vanity unit with wash basin, panelled bath, shower cubicle, airing cupboard, radiator.

### WC

With double glazed window to rear, low level WC, radiator.



## Outside

To the front there is an in/out driveway providing extensive parking and leading to a double cartlodge.

Wide gated access leads to an attractive and mature rear garden. There is an extended patio adjoining the house with steps up to the lawn with established beds and borders and an above ground pond. There is a garden shed, covered patio and summerhouse with electricity connected. The garden is enclosed by mature hedging providing a good degree of privacy.











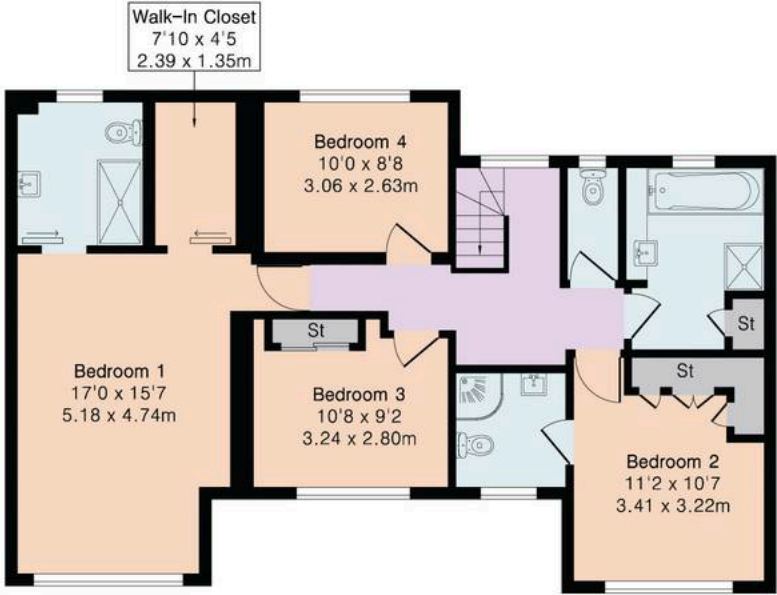
**Approximate Gross Internal Area 2741 sq ft - 254 sq m**

Ground Floor Area 1845 sq ft – 171 sq m

First Floor Area 896 sq ft – 83 sq m



Ground Floor



First Floor



## Richard Booth Estate Agents

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