



St Andrews Close, Sutton, Ely, Cambridgeshire CB6 2QX

www.pocock.co.uk



St Andrews Close, Sutton, Ely, Cambridgeshire CB6 2QX

A well appointed two bedroom semi-detached chalet style property which lies in an appealing end of cul-de-sac position and is offered with the advantage of a garage and no upward chain.

- Entrance Hall & Cloakroom
- Dual Aspect Living Room
- Garden Room/Conservatory
- Kitchen
- Dining Room
- Two Bedrooms
- Shower Room (Formally Bathroom)
- Driveway Parking & Garage
- Front & Rear Gardens
- No Upward Chain

Guide Price: £285,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

ENTRANCE HALL Entrance door with glazed insets, built in airing cupboard with recently replaced pressurised hot water cylinder and two linen shelves over. Staircase rising to first floor. Radiator and door to:-

CLOAKROOM Suite in white comprising vanity unit with inset wash hand basin and tiled splashback, low-level WC and chrome finish towel rail/radiator. Extractor fan.

DUAL ASPECT LIVING ROOM 18'0" x 10'1" (5.48 m x 3.08 m) With double glazed window to front and double glazed double doors to the conservatory/garden room. Two radiators.

GARDEN ROOM/CONSERVATORY 9'9" x 8'11" (2.97 m x 2.73 m) Of brick and double glazed construction under a pitched polycarbonate roof with double doors to the garden, wood effect flooring and radiator.

DINING ROOM 9'7" x 7'10" (2.91 m x 2.38 m) With double glazed double doors to the rear garden. Ceramic tiled flooring and arch way through to:-

KITCHEN 8'0" x 7'1" (2.45 m x 2.15 m) With double glazed window to front. Fitted with a matching range of wall and base units with drawers, roll top work surfaces over and tiled splashbacks. Single drainer sink unit with mixer tap. Built in appliances include a double oven/grill with four ring halogen hob and extractor hood over. Integrated fridge freezer with matching cupboard fronts. Plumbing for a slimline dishwasher and automatic washing machine and a cupboard housing the gas fired boiler which serves the central heating and hot water systems. Ceramic tiled floor throughout.

FIRST FLOOR LANDING With Velux window to rear.

BEDROOM ONE 11'8" x 10'3" (3.55 m x 3.13 m) to wardrobes. With double glazed dormer window to front. Furniture to one wall comprising three double wardrobes with hanging rail and shelf. Radiator.

BEDROOM TWO 13'7" x 7'10" (4.14 m x 2.38 m) With double glazed dormer window to front. Hatch to roof space and radiator.

SHOWER ROOM Formally the bathroom but this fully tiled room now comprises a white suite including WC, pedestal wash hand basin and walk-in shower cubicle. Chrome finish towel rail, radiator and window to front.

EXTERIOR The property lies at the very end of a spur off the Close. It is set back from the road behind a front garden which is laid to lawn either side of a pathway with several shrubs and trees. Adjacent to this is a driveway which in turn leads to the garage. The rear garden consists of a paved patio from the house beyond which it is laid to lawn. Personal door to garage.

GARAGE Single garage with newly fitted roller shutter door.

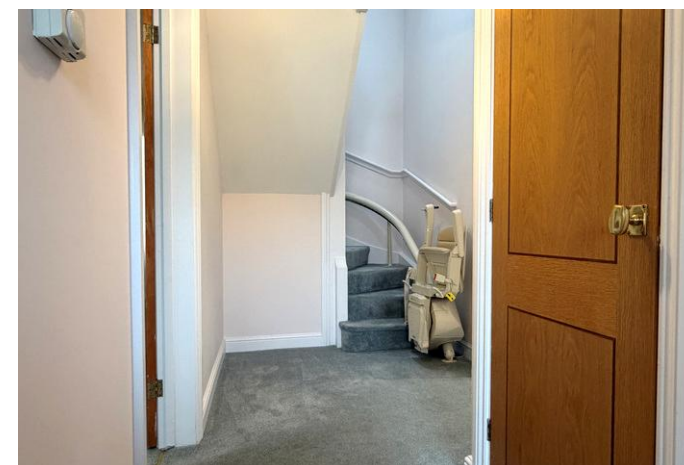
Tenure The property is Freehold

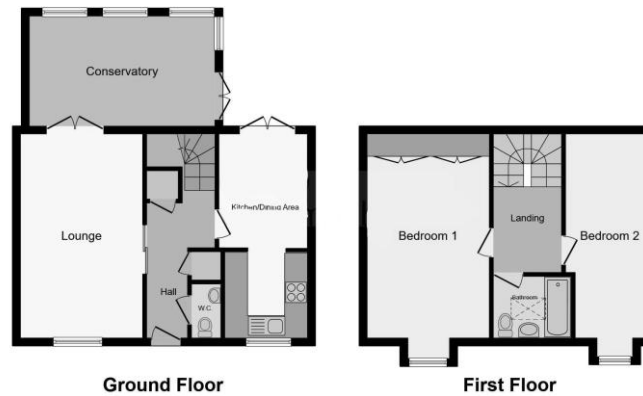
Council Tax Band B

EPC C (74/89)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD-7432





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.