

£525,000

The Row, Sutton, Cambridgeshire CB6 2PB



**To arrange a viewing call us now on 01354 694900**

This impressive FIVE BEDROOM DETACHED executive home offers generous and versatile living space, featuring a modern KITCHEN/DINING area, a bright living room with picturesque views over the rear garden, and a practical UTILITY room. All five bedrooms are well proportioned, complemented by a stylish family bathroom. Outside, the property benefits from a DOUBLE GARAGE and ample OFF ROAD PARKING, while to the rear, stunning open field views create an idyllic backdrop. Situated in a highly sought after location, this exceptional home perfectly blends contemporary comfort with peaceful surroundings.

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## Ground Floor

### Kitchen/Dining Room

7.41m (24'4") x 2.97m (9'9")  
Fitted with a modern range of wall and base units housing electric range style cooker, integrated dishwasher, fridge/freezer and microwave, window to front and patio doors leading out to the rear garden

### Living Room

5.43m (17'10") x 3.62m (11'11")  
Wood burner, patio doors leading out to the rear garden

### Utility

2.80m (9'2") x 2.58m (8'6")  
Fitted with base units housing single sink and drainer, plumbing for washing machine, window to side and door out to side garden

### WC

1.82m (6') x 0.97m (3'2")  
Fitted with a low level wc and hand wash basin. Window to side

## First Floor

### Bedroom 1

3.86m (12'8") x 3.67m (12'1")  
Window to rear, fitted wardrobes

### Bedroom 2

4.93m (16'2") x 3.46m (11'4")  
Window to front

### Bedroom 3

2.82m (9'3") x 2.74m (9')  
Window to side

### Bedroom 4

2.45m (8') x 2.39m (7'10")  
Window to front, fitted wardrobe

### Bedroom 5

2.97m (9'9") x 2.45m (8')  
Window to rear

## Bathroom

2.97m (9'9") x 2.26m (7'5")  
Fitted with a four piece suite comprising corner shower cubicle, panelled bath, low level wc and hand wash basin set within vanity unit. Window to side

## Outside

The front of the property is enclosed by a low level wall and is laid to gravel providing ample off road parking. The Double Garage 3.46m (11'4") x 3.46m (11'4") has standard up and over door, power and light, plus courtesy door to rear.

To the rear, the south facing garden backs onto fields with stunning views. The garden is laid to lawn and has an extensive decked patio, pergola and bespoke hot tub area. The hot tub is available by separate negotiation.

## Services

Mains electricity, water and drainage. The property has oil fired central heating.

Tenure Freehold  
Council Tax Band E  
EPC tbc

## 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 £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

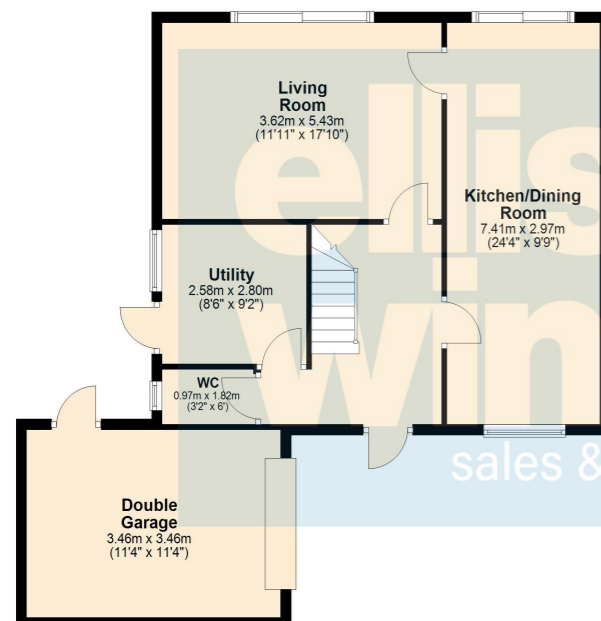
Our team will guide you through the process when you make an offer on a property.

## Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

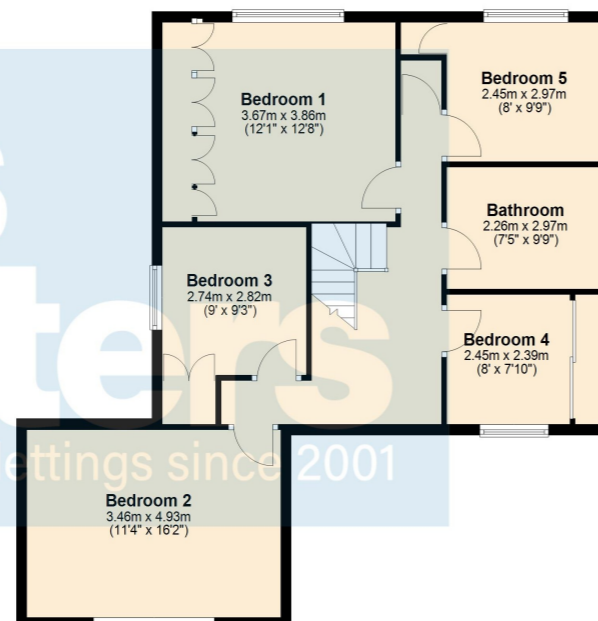
## Ground Floor

Approx. 75.1 sq. metres (808.5 sq. feet)



## First Floor

Approx. 90.0 sq. metres (968.7 sq. feet)



Total area: approx. 165.1 sq. metres (1777.2 sq. feet)

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