



Hillside, Sutton, CB6 2PE

**CHEFFINS**

## Hillside

Sutton,  
CB6 2PE

4 1 2

**Guide Price £320,000**

- Extended Semi Detached
- Superbly Presented Throughout
- 4 Bedrooms
- Refitted Kitchen & Bathroom
- Extended Lounge
- Driveway, Garage & Garden
- Freehold / EPC Rating C / Council Tax Band C

An immaculately presented and extended 4 bedroomed semi detached property which has been modernised by the current owners. Entrance hall, cloakroom, extended lounge, refitted kitchen/dining room. 4 bedrooms and refitted bathroom together with driveway, garage and west facing garden. Viewing is highly recommended.





## LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

**ENTRANCE HALL**

With door to outside, stairs to first floor.

**CLOAKROOM**

Refitted with low level W.C, vanity unit with oak top and wash basin, double glazed window to side aspect.

**LOUNGE**

With part vaulted ceiling with two Velux windows, 2 double glazed windows, French doors onto rear garden, television point, fitted bookshelves and cupboards, decorative fireplace, 2 radiators.

**KITCHEN/DINING ROOM**

Refitted with a range of painted wall and base level units with drawers and oak worksurfaces, Bosch electric oven and combination microwave oven, gas hob and extractor hood, integrated dishwasher, sink unit and drainer, gas fired central heating boiler, two understairs storage cupboards, two double glazed windows to front aspect, radiator.

**FIRST FLOOR LANDING**

With airing cupboard housing hot water cylinder, access to loft.

**BEDROOM 1**

With fitted wardrobes and drawers, double glazed window to rear aspect, radiator.

**BEDROOM 2**

With double glazed window to front aspect, radiator.

**BEDROOM 3**

With double glazed window to rear aspect, radiator.

**BEDROOM 4**

With double glazed window to front aspect, radiator.

**BATHROOM**

Refitted with vanity unit with wash basin, low level WC, bath with shower above, double glazed window to side aspect, towel radiator.

**OUTSIDE**

To the front of the property there is a driveway which continues alongside to a single garage with a pair of wooden barn access doors and further door leading into the rear garden. The rear garden is fully enclosed and faces in a westerly direction. It has been well maintained with an extended paved terrace with steps down to a lawned garden and raised planters.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £320,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council





For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

