



High Street, Sutton, Ely, Cambridgeshire CB6 2NW

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An attractive double fronted detached residence dating from the late 1800's, offering four bedrooms and two bathrooms together with off-street parking and a generous rear garden, further benefiting from no onward chain.

- Detached House
- Two Reception Rooms
- Kitchen/Breakfast Room
- Dining Room
- Lobby/Utility Area
- Four Bedrooms (One with En-Suite)
- Bathroom
- Adjacent Driveway Parking
- Large Established Rear Garden
- No Upward Chain

Guide Price: £370,000



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.

FRONT RECEPTION ROOM/RECEPTION HALL 12'5" x 12'2" (3.79 m x 3.72 m) With double glazed window to front. Entrance door with glazed insets. Staircase rising to first floor, radiator, door to living room and:-

DINING ROOM 13'8" x 12'6" (4.17 m x 3.80 m) Dual aspect room with double glazed sash window to front and window to side. Fireplace (presently not in use) with a brick surround, flagged stone hearth and mantel. Radiator.

LOUNGE 17'11" x 13'0" (5.47 m x 3.97 m) With door to garden, window to side and door to kitchen. Open fireplace (presently not in use) with a brick hearth, surround and mantel. Exposed beam, radiator.

KITCHEN/BREAKFAST ROOM 13'0" x 10'5" (3.97 m x 3.17 m) With window to side/rear. Matching range of pine effect fronted base units with drawers and roll edged work surfaces over with tiled splashbacks and inset stainless steel single drainer sink unit. Ceramic tile floor, radiator, cooker recess, wall mounted gas boiler serving central heating and hot water systems.

REAR LOBBY/UTILITY AREA With door to garden, ceramic tiled floor and sliding door to WC.

FIRST FLOOR LANDING With dormer window to side/rear, built in linen cupboard with shelves.

PRINCIPAL BEDROOM 15'11" x 13'2" (4.84 m x 4.01 m) Dual aspect room with roof light window to one side and dormer window to other. Two built-in wardrobes to one wall with shelving either side, radiator, door, to:-

EN-SUITE SHOWER ROOM With suite in white comprising shower cubicle, close coupled WC and pedestal wash hand basin. Electric towel rail/radiator.

BEDROOM TWO 13'9" x 12'6" (4.20 m x 3.81 m) Dual aspect room with sash window to front and window to rear. Radiator.

BEDROOM THREE 12'6" x 7'1" (3.82 m x 2.15 m) With double glazed sash window to front. Radiator.

BEDROOM FOUR 10'2" x 7'7" (3.10 m x 2.30 m) With roof light window to side. Radiator.

BATHROOM Suite comprising panel enclosed bath with mixer taps and shower attachment, low-level WC and pedestal wash hand basin. Radiator. Window to side.

EXTERIOR Adjacent to the property is a gravel driveway providing off street parking. Beyond this lies the rear garden, which is a particular feature of the property. This large L-shaped garden starts with a patio area from the house. Beyond this it is predominantly laid to lawn with a wide variety of shrubs and trees including varieties of fruit. There is also a gravelled area, additional patio area and outhouse/playhouse.

Tenure - The property is Freehold

Council Tax - Band D **EPC** D (62/77)

Viewing - By Arrangement with Pocock & Shaw
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Ref GVD-7463





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. All measurements are approximate. (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.

88 High Street Sutton

Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft

