



Mostyn Close, Sutton, Ely, Cambridgeshire CB6 2QJ

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A spacious four bedroom family home with generous parking, car port and south facing rear garden situated within walking distance of village amenities and local school.

- Spacious Family Home
- Open Plan Kitchen/Dining Room
- Family Room
- Lounge
- Four Double Bedrooms
- Family Bathroom
- Off Road Parking & Car Port
- South Facing Rear Garden
- Viewing Recommended

Guide Price: £325,000



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. 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 with double glazed window and door to front aspect, radiator, staircase rising to first floor and built-in storage cupboard.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, heated towel rail and double glazed window to side aspect.

OPEN PLAN KITCHEN/DINING ROOM

20'8" x 8'9" (6.29 m x 2.66 m)
Kitchen area fitted with a range of matching units including base units, wall mounted units and drawers, inset single sink unit and drainer and splashbacks. Fitted electric oven, four ring hob and extractor hood above, space for fridge/freezer, integral dishwasher and washing machine, plinth storage drawers, double glazed window to rear aspect.
Dining area with radiator, opening through to:-

FAMILY ROOM 10'5" x 8'2" (3.17 m x 2.49 m) with double glazed patio doors to rear garden, single double glazed door and window to rear garden.

LOUNGE 13'7" x 10'11" (4.14 m x 3.33 m) with double glazed window to front aspect. Radiator.

FIRST FLOOR LANDING with double glazed window to front aspect, airing cupboard, radiator and access to loft.

BEDROOM ONE 13'7" x 10'10" (4.14 m x 3.30 m) with double glazed window to front aspect. Radiator.

BEDROOM TWO 12'3" x 9'10" (3.73 m x 3.00 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 10'6" x 8'2" (3.19 m x 2.48 m) with double glazed window to rear aspect. Radiator.

BEDROOM FOUR 10'2" x 8'2" (3.11 m x 2.48 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM with suite comprising panel bath with shower above, low level WC, semi recessed basin in vanity unit with adjacent storage cupboard, heated towel rail, double glazed window to rear aspect.

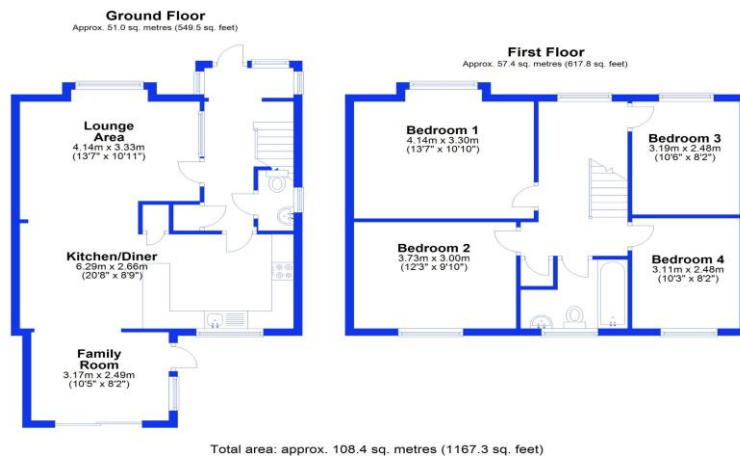
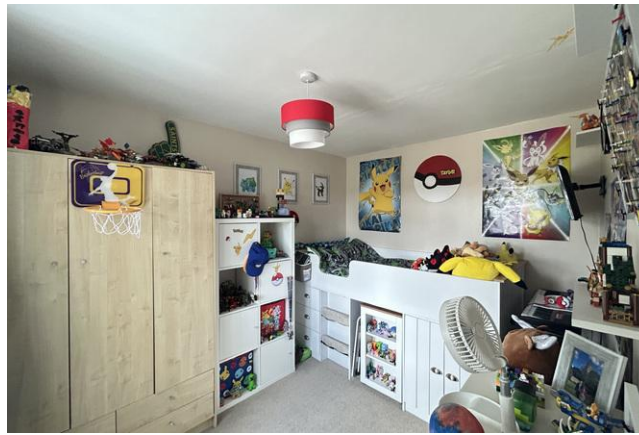
EXTERIOR To the front of the property you will find a spacious block paved driveway leading to a car port providing off road vehicular parking. A south facing rear garden includes lawn, paved patio and well stocked borders with a variety of mature plants and shrubs.

Tenure The property is Freehold
Council Tax Band C **EPC** D (68/84)

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

Ref CWH - 7278





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.