



High Street, Sutton, Ely, Cambridgeshire CB6 2NR

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A spacious individual three double bedroom detached residence with far reaching countryside views in this popular village location. No upward chain.

- Detached Split Level House
- Entrance Porch and Entrance Hall
- Kitchen / Dining Room
- Shower Room & Cloakroom
- Spacious almost 10m/32ft First Floor Living Room
- Three Bedrooms to Lower Ground Floor
- Oil Central Heating
- Front & Rear Gardens
- Garage & Off Street Parking
- No Upward Chain

Guide Price: £320,000



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 PORCH Double glazed windows on either side of entrance door with a double glazed inset, quarry style tiled floor and door through to:-

ENTRANCE HALL with personal door to garage, staircase rising to first floor, built-in storage cupboard, door to:-

CLOAKROOM with double glazed window to side. Coloured WC and radiator.

KITCHEN/DINING ROOM 13'11" x 9'11" (4.25 m x 3.01 m) Dual aspect room with double glazed windows to side and front. Fitted with a matching range of natural finish wall and base units with roll edge work surfaces and tiled splashbacks in part. Hotpoint oven/grill with four ring ceramic hob over and extractor hood (all not tested). Radiator.

SHOWER ROOM with double glazed window to side. Formerly the bathroom but since refitted with a pedestal wash hand basin, low level WC and shower cubicle. Radiator, built-in storage cupboard which also houses the hot water cylinder.

FIRST FLOOR SITTING ROOM 32'7" x 13'11" (9.92 m x 4.25 m) with two double glazed windows to rear having fantastic far reaching countryside views, three radiators.

LOWER GROUND FLOOR HALL with radiator, door through to:-

BEDROOM ONE 13'11" x 9'10" (4.23 m x 3.00 m) with three built-in storage cupboards, double glazed window to rear and radiator.

BEDROOM TWO 13'11" x 8'10" (4.25 m x 2.70 m) with double glazed window to rear, radiator, three built-in storage cupboards.

BEDROOM THREE 10'1" x 8'11" (3.08 m x 2.72 m) with double glazed window to rear. Radiator.

GARAGE 18'4" x 9'1" (5.59 m x 2.76 m) with floor mounted oil fired boiler serving central heating and hot water systems.

EXTERIOR The property is set back from the road behind a frontage consisting of a driveway and turning area which in turn leads to the garage and provides off street parking. There are also several beds with a variety of shrubs and perennials. The rear garden is predominantly laid to lawn, bordered by a variety of shrubs and small trees, and timber shed.

Tenure The property is Freehold

Council Tax Band D **EPC** D (55/70)

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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.