



**The Southernns, Sutton, Ely, Cambridgeshire CB6 2PQ**

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## The Southernns, Sutton, Ely, Cambridgeshire CB6 2PQ

A well-appointed modern detached property within a pleasant cul-de-sac location backing onto an attractive Orchard.

- Entrance Hall & Cloakroom
- Living Room, Dining Room & Conservatory
- Kitchen
- Three Bedrooms (One with En-Suite Shower Room)
- Bathroom
- Driveway Parking & Garage
- Enclosed Garden

**Guide Price: £299,000**





**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 HALL** with door to front aspect, double glazed window to side aspect, staircase rising to first floor and radiator.

**CLOAKROOM** Fitted with a two piece suite comprising low-level WC and pedestal wash hand basin. Double glazed window to front aspect, radiator.

**LOUNGE** 16'1" x 15'9" (4.90 m x 4.80 m) with double glazed windows to front and side aspect. Radiator.

**DINING ROOM** 10'10" x 8'8" (3.30 m x 2.64 m) with patio doors to conservatory. Radiator.

**CONSERVATORY** 11'2" x 9'6" (3.40 m x 2.90 m) Of brick and UPVC built construction, three speed ceiling fan, door to garage, door to garden.

**KITCHEN** 10'2" x 7'0" (3.10 m x 2.13 m) Fitted with a range of matching units, including base units, wall mounted units and drawers, inset single sink and drainer, fitted electric oven, hob, and extractor hood above, plumbing for dishwasher, alcove for fridge/freezer, double glazed window to rear aspect and radiator.

**FIRST FLOOR LANDING** with loft access, double glazed window to side aspect and airing cupboard housing the hot water tank.

**BEDROOM ONE** 12'0" x 9'6" (3.66 m x 2.90 m) Fitted with bedroom furniture, double glazed window to rear aspect with attractive Orchard views and radiator.

**EN-SUITE** Fitted with a three piece suite comprising shower cubicle, low-level WC and pedestal wash hand basin. Heated towel rail, double glazed window to side aspect.

**BEDROOM TWO** 11'10" x 8'7" (3.61 m x 2.62 m) with double glazed window to front aspect, two double built-in wardrobes. Radiator.

**BEDROOM THREE** 9'2" x 7'4" (2.79 m x 2.24 m) with double glazed window to front aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising panelled bath with shower attachment, low-level WC and pedestal wash hand basin. Radiator, double glazed window to rear aspect.

**EXTERIOR** To the left hand side of the property you will find a driveway, which in turn leads to the single garage, and provides ample off-road vehicle parking. To the rear is an attractive well maintained garden comprising lawn and well-stocked borders with a variety of plants and shrubs.

**Tenure** The property is Freehold  
**Council Tax** Band C **EPC** D (67/84)

**Viewing** By Arrangement with Pocock & Shaw  
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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.