



**High Street, Sutton, Ely, Cambridgeshire CB6 2RB**

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## High Street, Sutton, Ely, Cambridgeshire CB6 2RB

An attractive period detached three bedroom cottage boasting many character features situated within a central village location close to all local amenities.

- Detached Period Cottage
- Lounge
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Dining Room
- Three Bedrooms
- Family Bathroom
- Courtyard Garden
- Central Village Location

**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.

**FRONT DOOR ENTRANCE** stepping down into:-

**LOUNGE** 15'3" x 13'0" (4.65 m x 3.96 m) with feature open fireplace with eco wood/ multi-fuel burner (which has Defra approval for smoke control areas), brick flooring, exposed wall and ceiling timbers, staircase rising to first floor, understairs recess area, fitted wall lights, cloaks area, smoke alarm, front aspect window, two radiators, leading through to:-

**KITCHEN/BREAKFAST ROOM** 12'8" x 11'9" (3.86 m x 3.58 m) Fitted with a range of wall and base level units, roll top work surfaces with tiled splashbacks, inset 1¼ stainless steel sink and drainer unit with mixer tap, built-in oven and grill with extractor hood over, plumbing and space for dishwasher, space beneath work surface for fridge, under pelmet lighting, ceiling down lighting, telephone point, exposed wall and floor timbers, French doors opening to courtyard garden, window to courtyard, radiator.

**UTILITY ROOM** Tiled flooring, wall mounted gas fired boiler, plumbing and space for washing machine.

**CLOAKROOM** Fitted with a matching two piece suite comprising low level WC and wash hand basin. Half wood panelled walls, tiled flooring, extractor fan, radiator.

**DINING ROOM** 13'6" x 12'10" (4.11 m x 3.91 m) with feature open fireplace, exposed floor timbers, fitted wall lights, television aerial point, exposed ceiling timbers, French doors opening to courtyard garden, telephone point, front aspect window, radiator.

**FIRST FLOOR LANDING** Access to partially boarded loft space, ceiling downlighters, smoke alarm.

**BEDROOM ONE** 14'7" x 12'0" (4.44 m x 3.66 m) with exposed wall timbers, television aerial point, ceiling downlighters, dormer window to front aspect, rear skylight window, radiator.

**BEDROOM TWO** 13'0" x 7'8" (3.96 m x 2.34 m) including stairwell storage shelf, exposed floor and wall timbers, fitted wall lights, dormer window to front aspect, side aspect window, radiator.

**BEDROOM THREE** 11'7" x 9'4" (3.53 m x 2.84 m) plus door recess, exposed and treated floor timbers, fitted wall lights, television aerial points, rear aspect window, radiator.

**BATHROOM** Fitted with a matching suite comprising low level WC, pedestal wash hand basin and roll top claw foot bath with telephone style shower attachment to taps. Tiled flooring, tiled splashbacks, ceiling downlighters, extractor fan, shaver point, side light window, radiator.

**EXTERIOR** The courtyard garden is laid to patio with flower and shrub beds and enclosed by walling.

**AGENTS NOTE** Please note that the gas boiler has been replaced and the loft insulated since the EPC was issued.

**Tenure** The property is Freehold

**Council Tax** Band D **EPC** E (47/85)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

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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. (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.