



Sunnyside Cottage Sutterton Drove, Amber Hill, PE20 3RQ
Offers in the region of £220,000

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Sunnyside Cottage is a beautifully maintained three-bedroom detached home offering generous and flexible living space across two floors, totalling approximately 988 sq ft. The ground floor comprises a bright kitchen/diner, two versatile reception rooms, and a modern family bathroom, while upstairs features three well-proportioned bedrooms and a spacious landing. Set on a private plot with a large gravel driveway and mature hedging, the property enjoys a quiet position with excellent privacy. This charming home is perfect for families, couples, or anyone seeking comfort and space in a desirable setting.



Summary

Sunnyside Cottage is a beautifully maintained three-bedroom detached home.

Kitchen

16'8" x 12'3" (5.08m x 3.73m)

Spacious and light-filled with ample worktops, fitted units, and room for dining; a welcoming hub of the home ideal for family meals or entertaining guests.

Living Room

15'9" x 10'6" (4.80m x 3.20m)

A generous main reception room with a front-facing aspect, perfect for relaxing or entertaining. Features excellent natural light and room for a range of furniture.

Second Reception Room

11'5" x 7'3" (3.48m x 2.21m)

A versatile second reception room, ideal as a formal dining space, playroom, study, or cosy reading nook.

Bathroom

7'10" x 7'10" (2.39m x 2.39m)

A modern and functional bathroom with a full suite including bath, WC, and basin, conveniently located on the ground floor.

Front & Rear Hallways

15'1" x 3'7" (4.60m x 1.09m)

Two separate hallway spaces providing a smooth flow through the property and clear separation between living areas.

Bedroom 1

11'11" x 11'5" (3.65m x 3.48m)

A spacious double bedroom with dual-aspect windows, offering a bright and comfortable space ideal as the main bedroom.

Bedroom 2

10'9" x 12'4" (3.28m x 3.77m)

Another generous double bedroom with a rear-facing aspect, ideal for guests or children.

Bedroom 3

10'8" x 8'5" (3.27m x 2.59m)

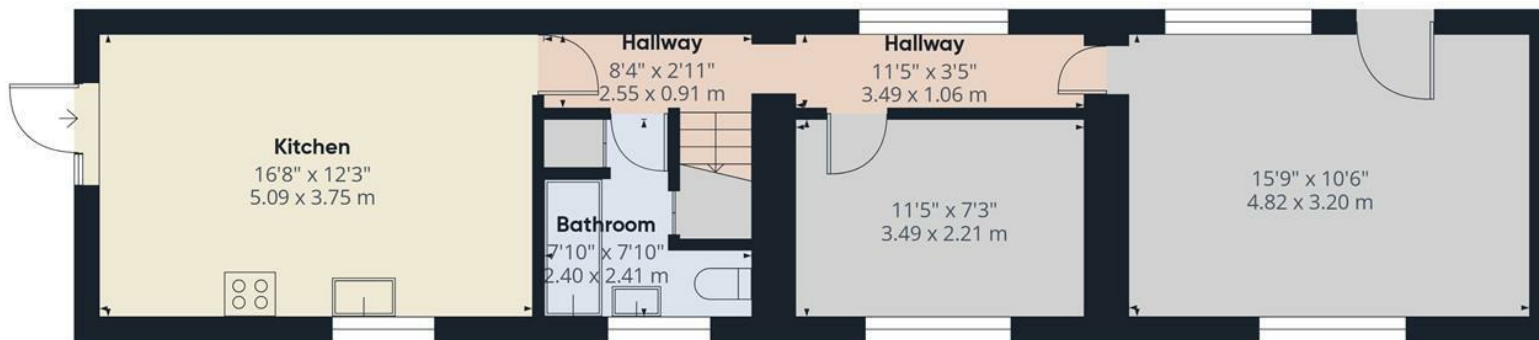
A well-sized third bedroom, perfect as a nursery, home office, or additional bedroom.

Driveway

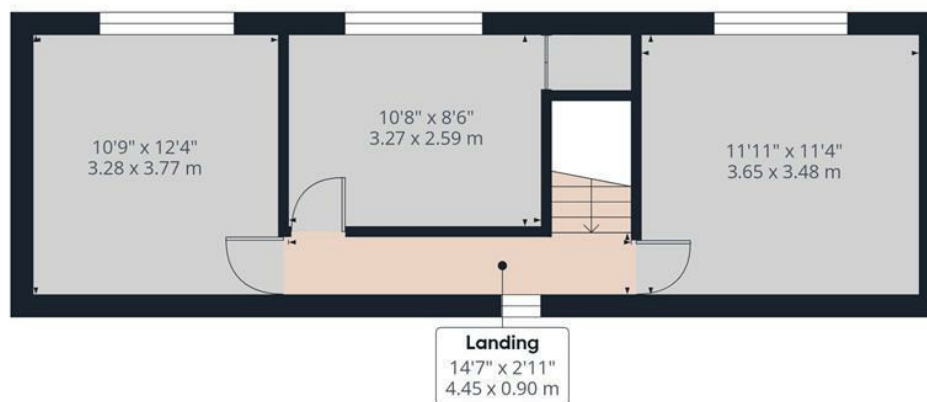
Large, private gravelled driveway with off-road parking for several vehicles, set behind mature hedging offering excellent privacy and curb appeal.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

988 ft²

91.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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