



St. Andrews Close, Sutton, CB6 2QX

**CHEFFINS**

# St. Andrews Close

Sutton,  
CB6 2QX

 3  2  2

**Guide Price £310,000**

- Modern Semi Detached Home
- 3 Bedrooms (Ensuite to Bedroom 1)
- 2 Reception Rooms
- Off Road Parking & Garage
- Garden to Rear
- Popular Village Location
- Freehold / Council Tax Band C / EPC Rating TBC

Cheffins offer to the market this well presented modern semi detached home located in the popular village of Sutton.

The property offers an entrance hall, dual aspect lounge with doors leading into the rear garden, a separate dining room, a modern kitchen with integrated appliances, ground floor cloakroom, 3 good size bedrooms (bedroom 1 benefiting from an ensuite shower room), together with a family bathroom to complete the accommodation.

Outside the property there is small low maintenance garden to the front, a driveway providing off road parking leading to the single garage, whilst the rear offers artificial laid grass with paved patio and gated access.

To fully appreciate this lovely home an early viewing is highly recommended.





## LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

**ENTRANCE HALL**

With door to front, radiator, stairs leading to the first floor

**LOUNGE**

A dual aspect room with window to front, doors to the rear providing access into the garden, oak flooring, 2 radiators

**DINING ROOM**

With window to front, radiator, door to:

**KITCHEN**

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, 4-ring hob with extractor hood over, 1 1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, integrated dishwasher, tiled splashback, under stairs storage cupboard, 2 radiators, 2 windows to rear, door to side.

**CLOAKROOM**

Fitted with a 2 -piece comprising low level WC and pedestal wash hand basin, window to rear, heated towel rail.

**FIRST FLOOR LANDING**

With window to rear.

**BEDROOM 1**

With window to front, radiator and fitted wardrobes. Door to:

**ENSUITE**

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle. There is a window to front, radiator and extractor fan.

**BEDROOM 2**

With window to front, radiator, access to loft.

**BEDROOM 3**

With window to rear and radiator.

**BATHROOM**

Fitted with a 3-piece suite comprising low level WC and wash hand basin in vanity unit, together with a panelled bath with shower over and screen. There is a heated towel rail, window to rear, extractor fan and spotlights.

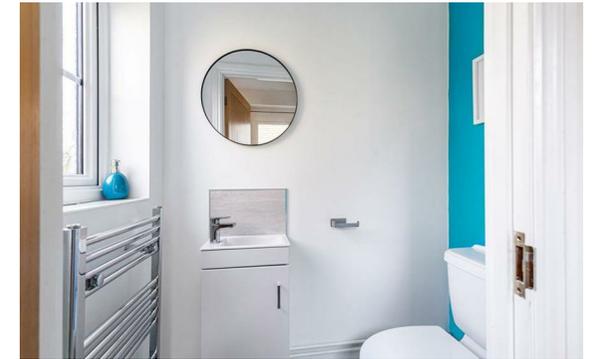
**OUTSIDE**

To the front of the property there is off road parking for 1 car leading up to the single garage with up and over door to front and door to side providing access into the rear garden.

The rear garden is laid to artificial grass with paved patio, further sun patio and gated access.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £310,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambs District Council

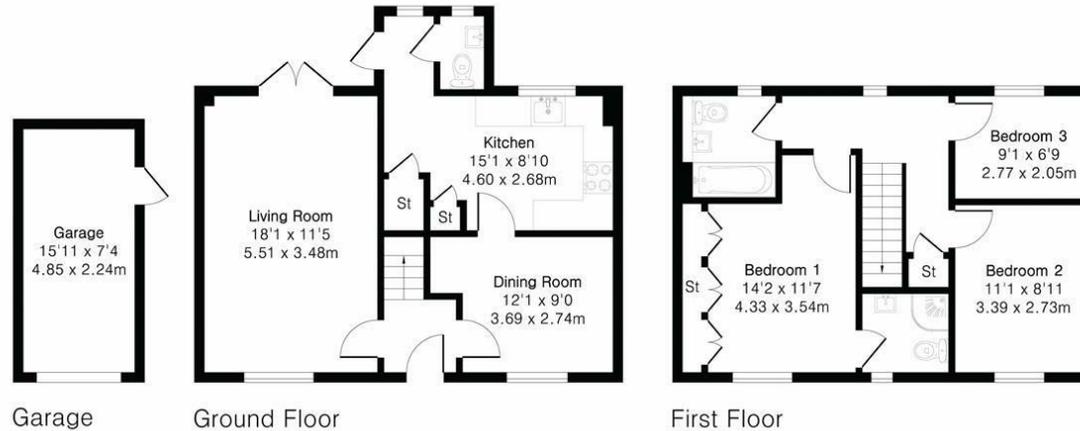


**Approximate Gross Internal Area 1008 sq ft - 93 sq m  
(Excluding Garage)**

Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 487 sq ft – 45 sq m

Garage Area 117 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

