



Haddocks Rise, Sutton, CB6 2EY

CHEFFINS

Haddocks Rise

Sutton,
CB6 2EY

- Larger Than Average Semi Detached (830 Sq Ft)
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen with Fitted Appliances
- West Facing Garden
- Side-by-Side Parking
- Small Development
- Ideal First Time Purchase
- Freehold / Council Tax Band B / EPC Rating TBC

A superb opportunity to purchase a larger than average, 830 sq ft 2 bedroom semi detached house situated in a small cul de sac development. The property is well presented throughout and comprises entrance hall, cloakroom, kitchen, spacious lounge/dining room, 2 good sized double bedrooms and bathroom, together with side-by-side parking and enclosed west facing rear garden.

The property has the benefit of gas central heating with under floor heating to the ground floor, double glazing throughout and an integrated sprinkler system. This is an ideal first time purchase and to fully appreciate the size of the property a viewing is highly recommended.

2 1 1



Guide Price £270,000



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 with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL

With door to front aspect, cupboard housing the gas fired central heating boiler, under floor heating.

CLOAKROOM

With double glazed window to side aspect, pedestal hand wash basin, low level WC, under floor heating.

KITCHEN

With double glazed window to front aspect, sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, integrated appliances including washing machine, dishwasher, fridge/freezer, electric double oven, gas hob and extractor hood, under floor heating.

LOUNGE / DINING ROOM

With double glazed window and French doors onto rear garden, stairs to first floor, television point, under floor heating.

FIRST FLOOR LANDING

With shelved cupboard, access to loft, double glazed window to side aspect, radiator.

BEDROOM 1

With 2 double glazed windows to rear aspect, built-in double wardrobe and further cupboard with light connected, radiator.

BEDROOM 2

With double glazed window to front aspect, built-in double wardrobe, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, separate shower cubicle, heated towel rail.

OUTSIDE

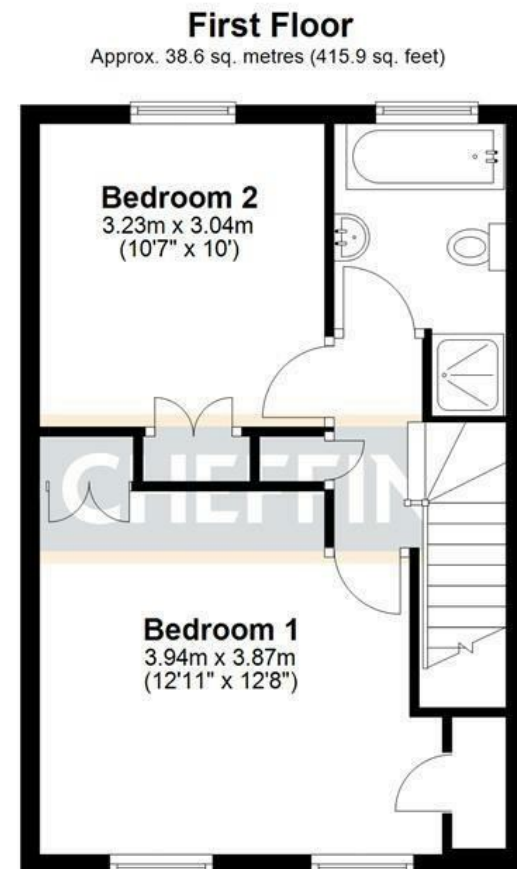
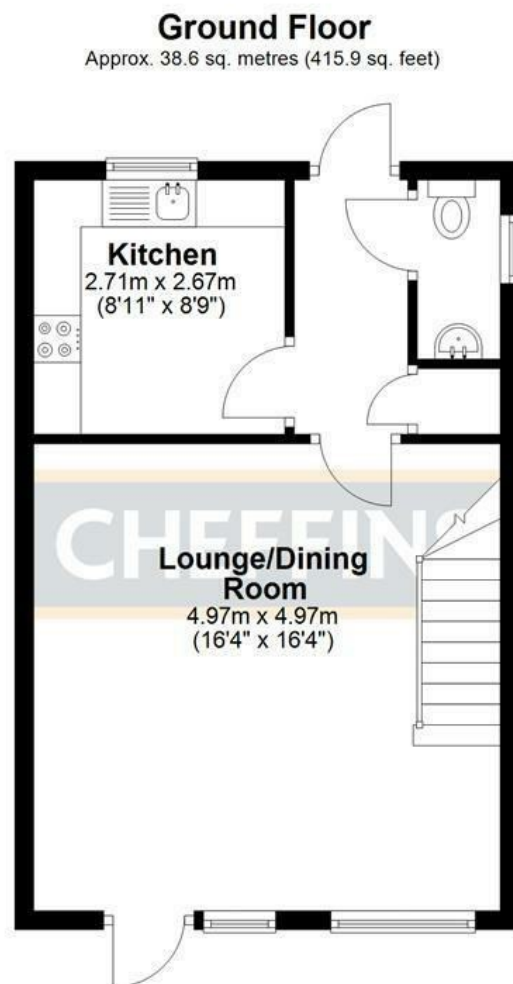
To the front of the property there is a driveway providing side-by-side parking. Pedestrian access leads to a west facing rear garden which is mainly laid to lawn, along with having a timber built garden shed.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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

Guide Price £270,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 77.3 sq. metres (831.8 sq. feet)

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.

