



Blaydon Place, Sutton, CB6 2BS

CHEFFINS

Blaydon Place

Sutton,
CB6 2BS

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Guide Price £290,000

- Modern Semi Detached Family Home
- 3 Double Bedrooms
- Ensuite Shower Room to Master
- South Facing Garden
- Paddock to Rear
- Off Road Parking & Garage
- Freehold / EPC Rating: TBC / Council Tax: Band C

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

This beautiful home offers a kitchen / breakfast room, lounge / diner, ground floor cloakroom, 3 double bedrooms, an ensuite shower room to the master and a family bathroom.

Outside the property is a small front garden, a driveway providing off road parking and leading to an integral single garage and a lovely mainly laid to lawn rear garden with field beyond.

To fully appreciate this wonderful home and to avoid disappointment, 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

Door to front, radiator, stairs leading to the 1st floor

CLOAKROOM

Fitted with a 2 piece suite comprising; low level wc and vanity wash hand basin, radiator

KITCHEN / BREAKFAST ROOM

Fitted with a range of base a wall units, cupboards and drawers with complimentary work surfaces over, 1 1/2 bowl stainless steel sink with mixer taps over, integral single oven, 4 ring gas hob with extractor hood over, integral washing machine, integral fridge freezer, tiled splashbacks, window to front

LOUNGE / DINER

Window to rear, door to rear leading to the garden, radiator

FIRST FLOOR LANDING

Loft access, airing cupboard housing the boiler (Vendors have advised there is still a remaining 5 years of warranty)

MASTER BEDROOM

Window to front, 2 double built in wardrobes, radiator

ENSUITE SHOWER ROOM

Fitted with a 3 piece suite comprising; low level wc, pedestal wash hand basin, walk in shower cubicle, skylight, heated towel rail and extractor fan

BEDROOM 2

Dual aspect windows to front & rear, radiator

BEDROOM 3

Window to rear, fitted wardrobes, radiator

FAMILY BATHROOM

Fitted with a 3 piece suite comprising; low level wc, wash hand basin and paneled p shape bath with shower over and shower screen, heated towel rail, extractor fan, window to rear

FRONT & REAR GARDENS

The front has a small lawned garden and a driveway providing off road parking for 1 car and leading to the single integral garage. At the rear is a mainly laid to lawn south facing garden with mature shrubs, plants & trees to borders, paved patio and grassed paddock to rear

SINGLE GARAGE

Up and over door to front, access door at rear into garden, power & light connected.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

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	77	87
EU Directive 2002/91/EC		

Guide Price £290,000

Tenure - Freehold

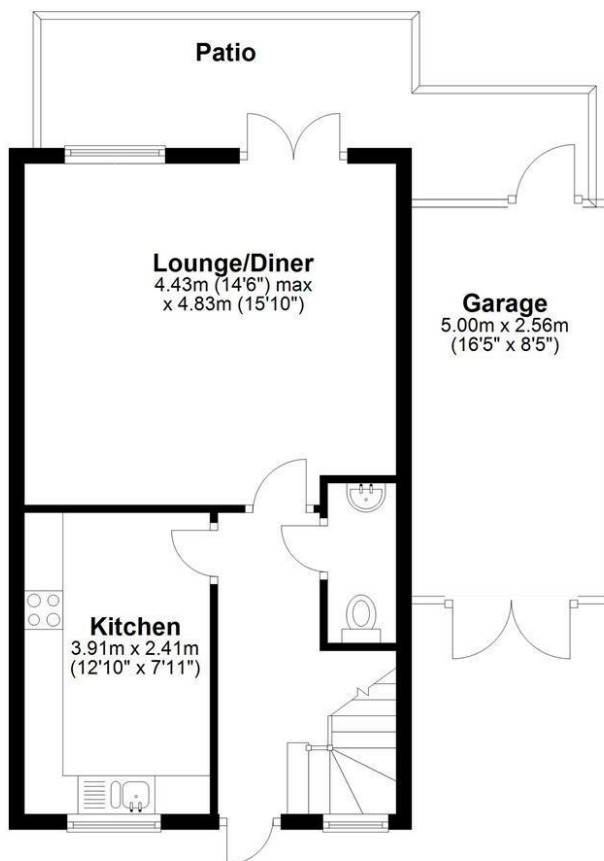
Council Tax Band - C

Local Authority - East Cambridgeshire

District Council

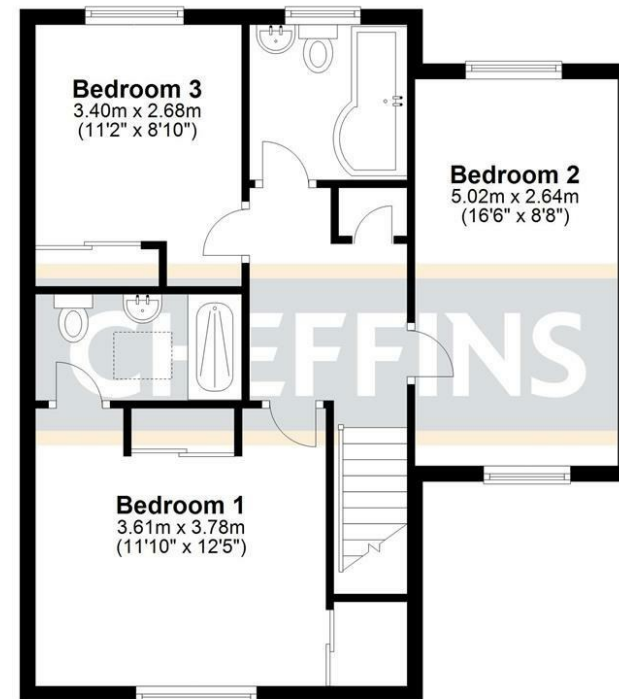
Ground Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



Total area: approx. 96.0 sq. metres (1033.1 sq. feet)



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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.