Stimpson Street, Sutton, CB6 2GL

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Stimpson Street

Sutton,
CB6 2GL

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Guide Price £400,000

- Well Presented 4 Bedroom Detached House
- Ensuite to Bedroom 1
- Refitted Kitchen
- Seperate Study And Utility
- Off-Road Parking & Single Garage
- Landscaped Rear Garden
- Freehold / Council Tax Band E / EPC Rating B

Cheffins are delighted to market this modern detached family home located in the popular village of Sutton.

The property offers a deceptive accommodation across two floors; to include entrance hall, kitchen diner, separate utility room plus cloakroom, separate study, living room whilst the first floor offers 4 good sized bedrooms with bedroom 1 benefiting with an ensuite shower room plus a family bathroom completing the internal accommodation. Outside, the property offers off-road parking to the front whilst the rear offers a landscaped, fully enclosed garden, mainly laid to lawn with porcelain patio and gated access.

To appreciate all that is on offer, 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.

HALLWAY
With door to front, stairs leading to first floor, radiator, storage cupboard

KITCHEN DINER
Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, 5-ringed gas hob with extractor hood over, integrated double oven, integrated dishwasher, integrated fridge/freezer, radiator, window to front and rear aspect.

UTILITY
With wall mounted, radiator, plumbing for washing machine, door to rear.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, radiator.

STUDY
With window to front, radiator.

LOUNGE
With door to rear, two radiators.

FIRST FLOOR LANDING
With loft access, radiator, airing cupboard housing the hot water tank.

BEDROOM 3
With window to front, radiator.

BEDROOM 4
With window to rear, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, radiator, window to rear.

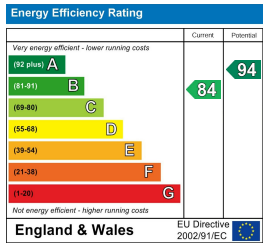
BEDROOM 2
With window to rear, radiator.

BEDROOM 1
With window to front, radiator, door leading to..

ENSUITE
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, shower cubical, radiator, window to front.

OUTSIDE
To the front there is a driveway providing off-road parking leading to a single garage with lights and power connected; whilst the rear offers a fully enclosed mainly laid to lawn garden with porcelain patio and gated access.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



Guide Price £400,000

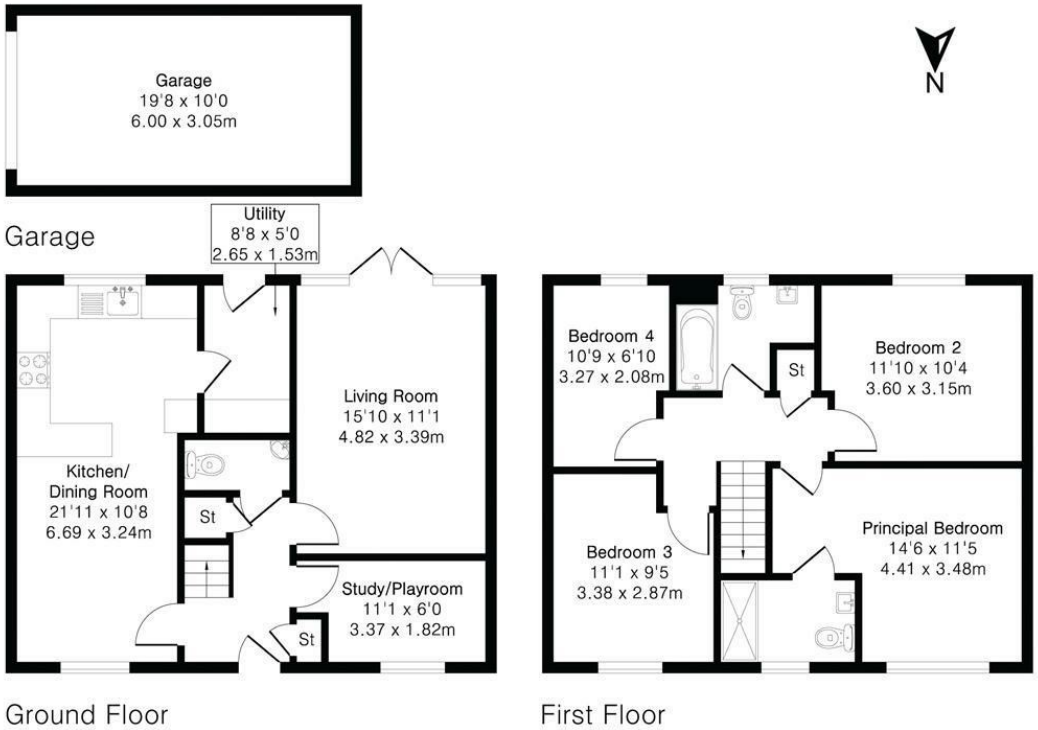
Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

Approximate Gross Internal Area 1228 sq ft - 114 sq m
(Excluding Garage)

Ground Floor Area 614 sq ft – 57 sq m
First Floor Area 614 sq ft – 57 sq m
Garage Area 197 sq ft – 18 sq m



PINKPLAN

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.

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