



High Street, Sutton, CB6 2NW

CHEFFINS

High Street

Sutton,
CB6 2NW

- Detached Home
- 2 Reception Rooms & Recently Refitted Kitchen
- 3 Double Bedrooms (1 Ensuite)
- Off Road Parking Space & Enclosed Rear Garden
- Close to Village Centre
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating C

Offering to the market this established 3 bedroom detached home located in the village of Sutton.

The property comprises of a large lounge to the front, as well as a dining room, recently refitted kitchen, ground floor cloakroom, 3 generous bedrooms (bedroom 1 bedroom benefitting from an ensuite shower room) and there is also a family bathroom completing the accommodation.

Outside the property is an allocated off road parking space, as well as an enclosed rear garden with gated access.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment only.

3 2 2

Guide Price £325,000





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 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.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 4-ring gas hob with extractor hood over, double oven, wine cooler, American style fridge/freezer, 1 1/2 bowl inset sink with mixer tap, integral dishwasher and washing machine, windows to rear and side, door to side, under floor heating.

DINING ROOM

Chimney with log burner, 2 doors to rear, 2 windows to side and stairs leading to the first floor.

LOUNGE

With entrance door, window to front and windows to side, 2 radiators, boiler cupboard with plumbing for washing machine.

CLOAROOM

With floating low level WC, wash hand basin, heated towel rail.

FIRST FLOOR LANDING

With airing cupboard housing hot water tank, loft access, window to side, radiator

BEDROOM 1

With window to rear, built-in wardrobes, radiator. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and walk-in shower, heated towel rail, extractor fan, window to rear.

BEDROOM 2

With window to front, radiator.

BEDROOM 3

With window to front, radiator.

BATHROOM

Fitted with 3-piece suite comprising high level WC, pedestal wash hand basin, freestanding bath with shower over, extractor fan, window to side, radiator.

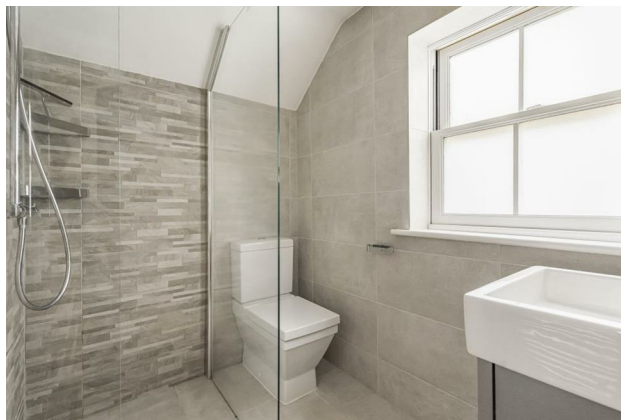
OUTSIDE

To the side there is off road parking for 1 car whilst the rear offers a mainly laid to lawn garden with paved patio and gated access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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	

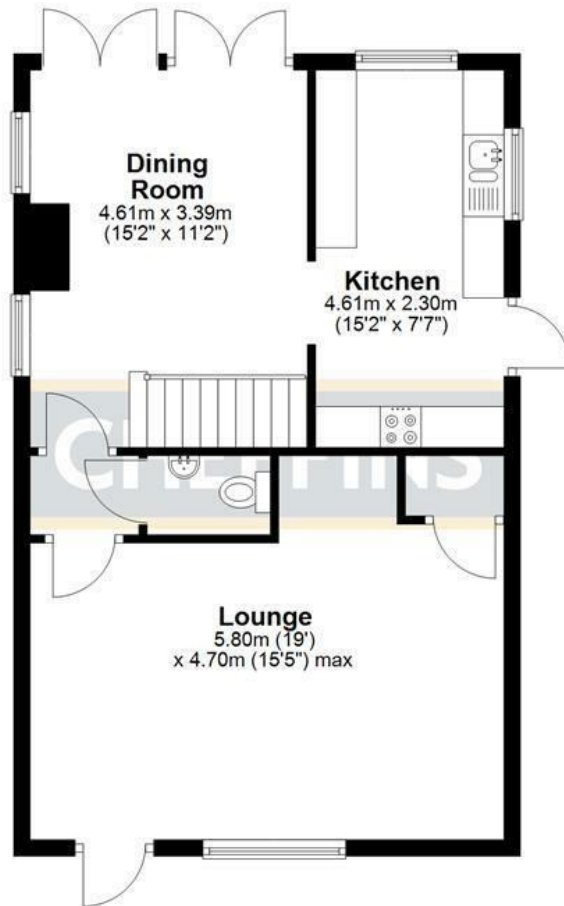
Guide Price £325,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council





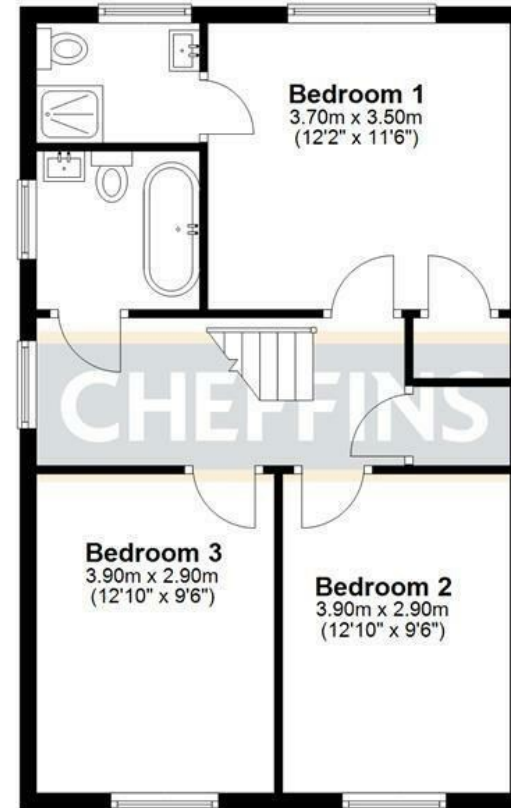
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



Total area: approx. 109.5 sq. metres (1178.9 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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

