



Stirling Way, Sutton, CB6 2QY

CHEFFINS

Stirling Way

Sutton,
CB6 2QY

- Modern Detached Family Home
- 4 Good Sized Bedrooms
- Generous Kitchen / Diner
- Off Road Parking And Single Garage
- Rear Garden
- Freehold / Council Tax D / EPC C

Cheffins are delighted to present this beautifully maintained modern detached family home, tucked away in an exclusive cul-de-sac of just three properties within the highly sought-after village of Sutton.

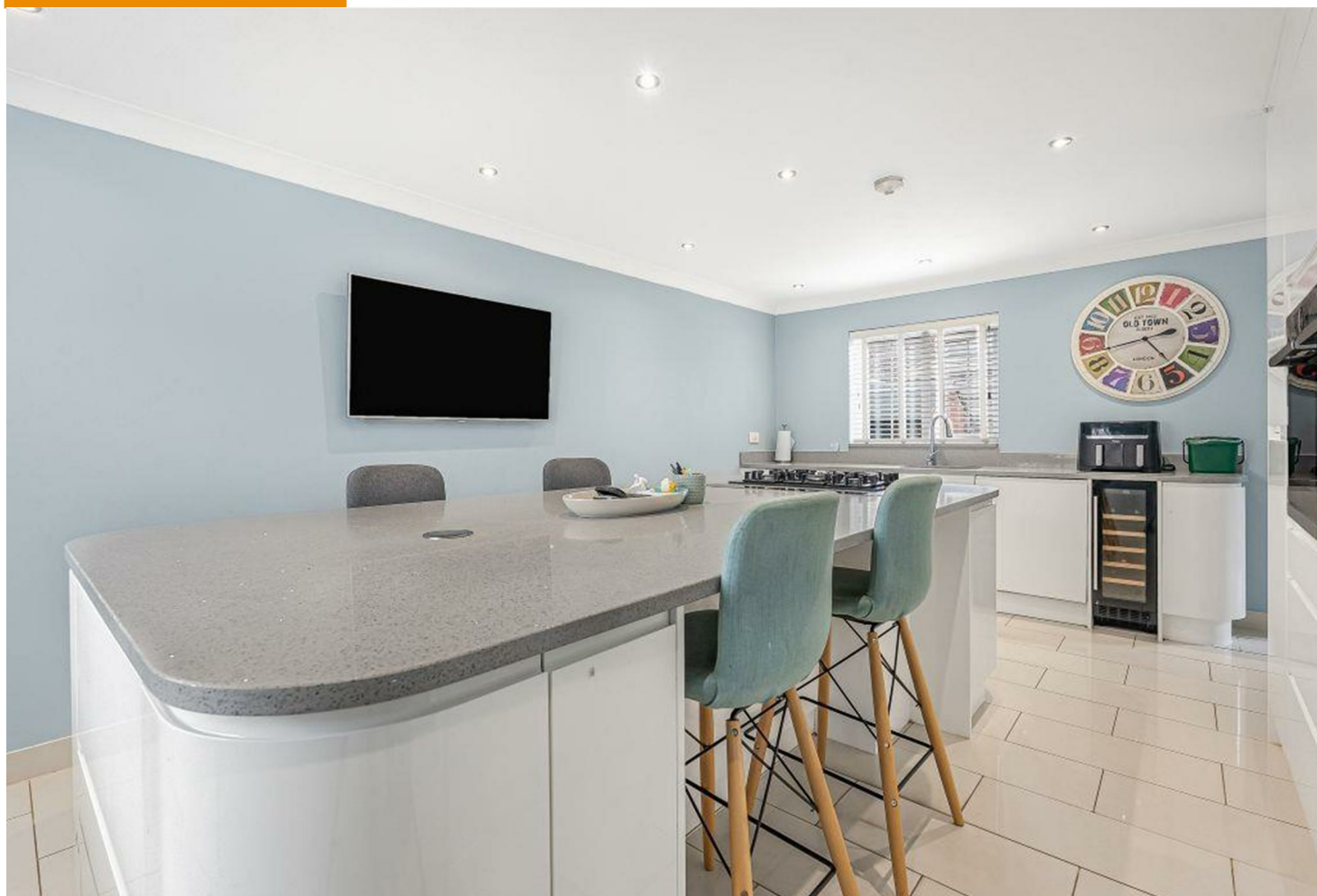
The property offers generous accommodation arranged over two floors, comprising an entrance hall, a refitted kitchen/dining room featuring a central island and breakfast bar, a practical utility area, ground floor cloakroom and a bright dual-aspect living room. Upstairs, there are four generously proportioned bedrooms, a contemporary family shower room and an en-suite shower room serving the principal bedroom.

Externally, the property benefits from ample off-road parking for three to four vehicles, leading to a single garage. To the rear, the enclosed garden is laid with artificial lawn and a paved patio area.

This fabulous family home is available to view by appointment only, please contact us today!

4 2 1

Guide Price £375,000





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, radiator, stairs rising to the first floor.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, centralised island with breakfast bar with five ring gas hob with pop up extractor hood, integrated double oven, integral washing machine, inset one and a half bowl sink with mixer tap over, two radiators, window to the front and rear. Utility area at the back with door to side, integral fridge / freezer and understairs storage cupboard.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite comprising floating WC, vanity wash hand basin, window to rear and heated towel rail.

LOUNGE

Dual aspect with window to front and doors to rear leading to the garden, radiator.

FIRST FLOOR LANDING

With airing cupboard housing the hot water tank.

BEDROOM 1

Window to the front, radiator and fitted wardrobes.

ENSUITE

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, shower cubicle, extractor, radiator and window to front.

BEDROOM 2

With window to front, radiator and loft access.

BEDROOM 3

With window to rear, radiator and fitted wardrobes.

BEDROOM 4

With window to the rear and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of floating WC, vanity wash hand basin and a walk in shower, window to front and heated towel rail.

OUTSIDE

Block paved driveway to the front providing offroad parking for 3-4 cars, leading up to a single garage connected with power and light with up and over door and door to rear leading to the garden.

The rear garden is laid with artificial grass, paved patio, timber shed, gated access, outside tap and power sockets.





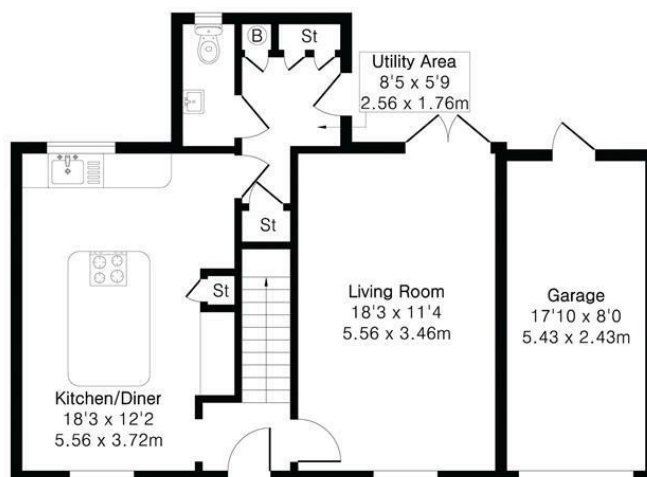


Approximate Gross Internal Area 1128 sq ft - 104 sq m (Excluding Garage)

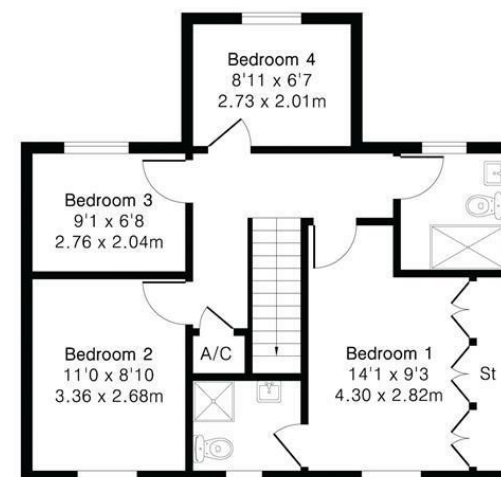
Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 564 sq ft – 52 sq m

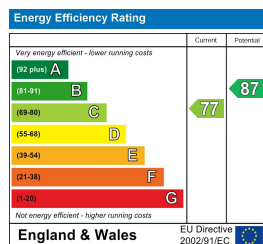
Garage Area 142 sq ft – 13 sq m



Ground Floor



First Floor



Guide Price £375,000

Tenure – Freehold

Council Tax Band – D

Local Authority – East Cambs District Council



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: 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.



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