



Stewards Close, Sutton, CB6 2NQ

CHEFFINS

Stewards Close

Sutton,
CB6 2NQ

- Modernised Semi Detached Home
- 3 Double Bedrooms
- Kitchen/Diner
- Dual Aspect Lounge & Ground Floor Shower Room
- Split Level Garden
- Garage & Off Road Parking
- Field Views to Front
- Freehold / Council Tax Band B / EPC Rating D

Cheffins are delighted to bring to the market this modernised semi detached home located in the popular village of Sutton enjoying field views to the front.

This fabulous home has been modernised throughout and offers entrance hall, ground floor shower room, dual aspect lounge, refitted kitchen/dining room, 3 double bedrooms and a family bathroom.

Outside the property there is ample off road parking for multiple vehicles leading to a single garage, whilst the rear offers a split level garden with sunken patio and artificial grass garden.

For further information or to arrange a viewing please call today.

3 2 1

Guide Price £300,000





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.



ENTRANCE HALL

With door to side, under stairs storage cupboard, Nest central heating, radiator, stairs to the first floor.

GROUND FLOOR SHOWER ROOM

With low level WC, wash hand basin, walk-in shower cubicle, window to side, heated towel rail.

LOUNGE

A dual aspect room with window to front and doors to rear leading into the garden, laminate flooring, radiator. Door to:

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, single oven, 4-ring induction hob with extractor hood over, 2 windows to the rear, window to the side, radiator, door to:

LEAN-TO

With doors to front and rear.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With window to front, radiator, airing cupboard housing hot water tank.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to front, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin, 'p' shaped bath with shower over and curved shower screen, heated towel rail, window to rear.

OUTSIDE

To the front of the property a driveway provides off road parking for multiple vehicles and leads to a single garage with up and over door, power and light connected. There is also additional eye level storage accessed from the garage but being under the shower room. There is a raised gravelled garden area enjoying views over fields. To the rear there is a split level garden with

sunken paved patio and steps leading up to the garden area being laid to artificial grass and fence enclosed. A lean-to running alongside the house provides access into the rear garden.

VIEWING ARRANGEMENTS

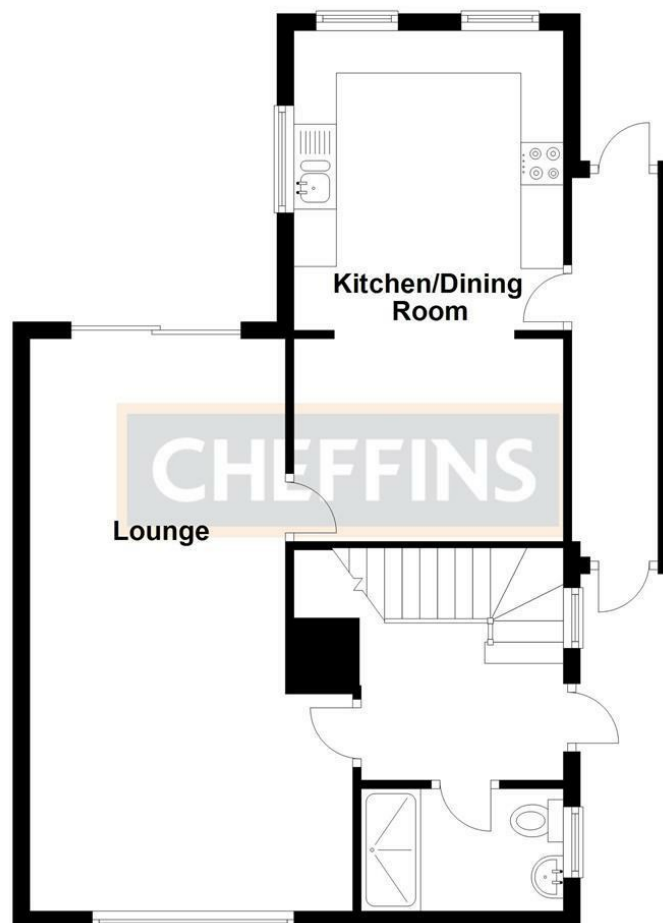
Strictly by appointment with the Agents.





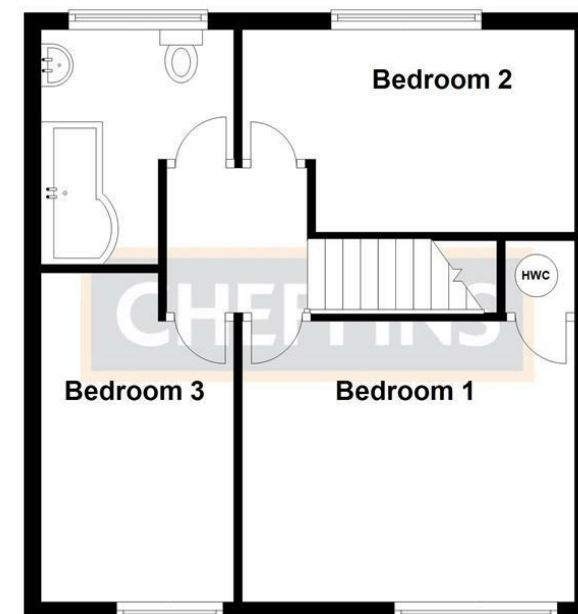
Ground Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 101.3 sq. metres (1090.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		84
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F	60	60
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £300,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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.

