



Windmill Lane, Sutton, CB6 2RD

**CHEFFINS**



# Windmill Lane

Sutton,  
CB6 2RD

- Detached Bungalow
- Deceptively Spacious Accommodation
- 2 Reception Rooms
- 4 Bedrooms
- Off Road Parking or 3/4 Cars & Double Garage
- Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

We are delighted to offer to the market this competitively priced, 4 bedroom detached bungalow, located in a cul de sac location in the popular Village of Sutton.

This deceptively spacious home offers 4 bedrooms, a lounge at the rear overlooking the garden, a dining room, a kitchen to the front, a 4 piece family bathroom plus a separate cloakroom.

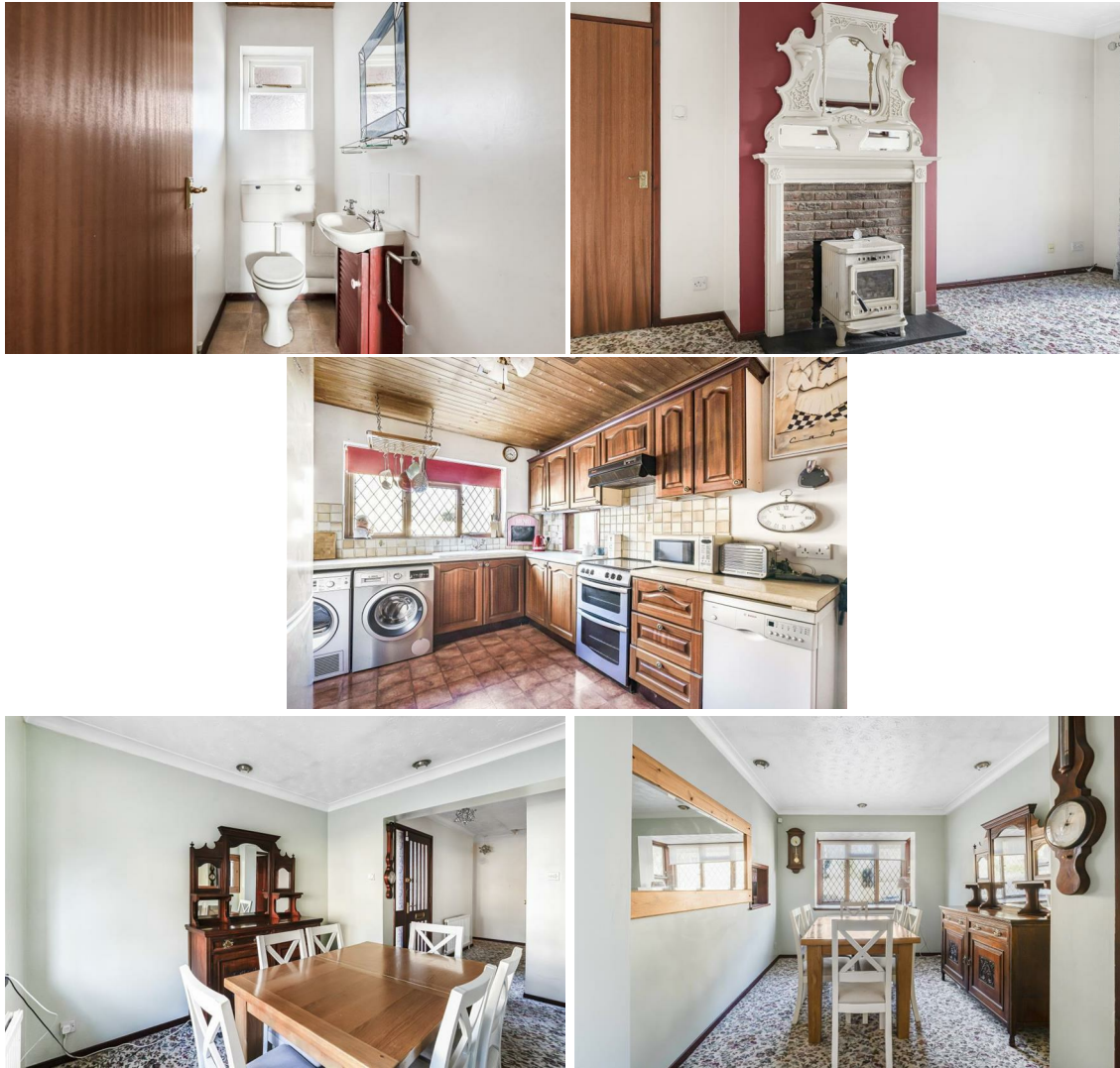
Outside the property is off road parking for 3-4 cars and leads up to the double garage. At the rear is a mainly laid to lawn garden with paved patio and raised flower beds.

This property is offered for sale with NO FORWARD CHAIN and is available to view by appointment.

4 1 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 with a mainline rail service via Cambridge (15 miles) to London.



**ENTRANCE HALL**

With door to front aspect, radiator, storage cupboard.

**BEDROOM 1**

With window to front, radiator.

**BEDROOM 2**

With window to rear, radiator.

**BEDROOM 3**

With 2 windows to side, radiator.

**BEDROOM 4**

With window to rear, radiator.

**BATHROOM**

With 2 windows to front, panelled bath, low level WC, wash basin, radiator.

**CLOAKROOM**

With low level WC, wash basin, window to front.

**LOUNGE**

With patio doors to rear leading into the garden, window to side, radiator.

**DINING ROOM**

With window to front, radiator.

**KITCHEN**

With a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, space for a single oven, plumbing for washing machine, space for fridge/freezer, boiler, window to front. Door to side into:

**LEAN-TO**

With doors to front and rear.

**OUTSIDE**

A driveway to front provides off road parking for 3/4 cars and leading to an integral double garage with electric up and over door, power and light connected and door leading into the rear garden. The rear garden is mainly laid to lawn with paved patio and raised flower beds. There is also 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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

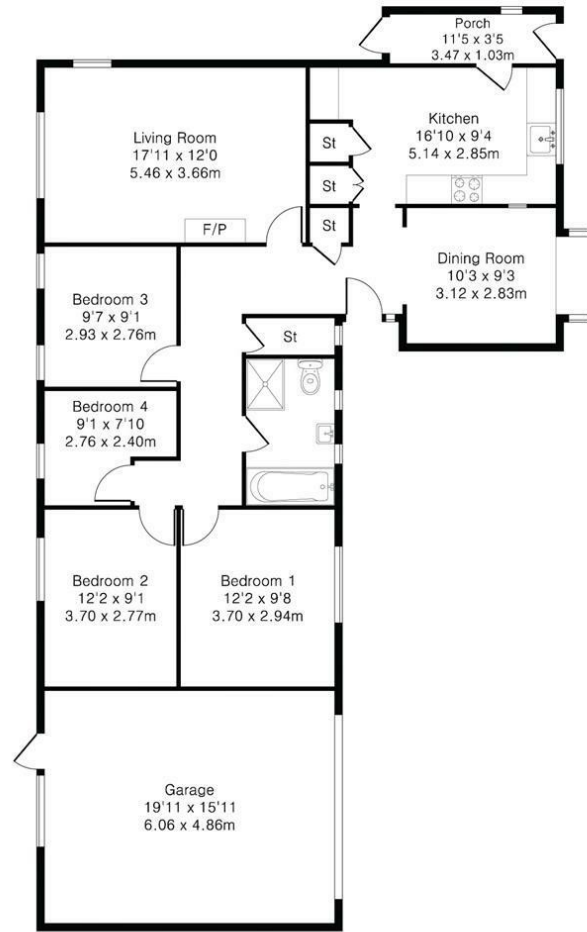


Guide Price £325,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - East Cambs District Council





**Approximate Gross Internal Area 1176 sq ft - 109 sq m**  
Garage Area 317 sq ft – 29 sq m



Ground Floor

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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](http://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.

