



Redwood Gardens, Sutton, CB6 2QN

CHEFFINS

Redwood Gardens

Sutton,
CB6 2QN

3 2 2

Guide Price £340,000

- Detached House
- 3 Bedrooms
- Kitchen Diner
- Utility
- Driveway & Garage
- Freehold / Council Tax Band E / EPC Rating TBC

Cheffins offer to the market this 3 bedroom detached house in Sutton.

The property offers an entrance hall, living room, kitchen/dining room, utility, 3 bedrooms with bedroom 1 benefitting with an ensuite and a family bathroom. Outside, the property benefits with a driveway proving ample parking leading to a single garage along with a fully enclosed, mainly laid to lawn rear garden with paved patio and gravelled sections.

To appreciate all what's 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.

ENTRANCE HALLWAY

With door to front, stairs rising to first floor landing, understairs storage

CLOAKROOM

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

LIVING ROOM

With window to rear, French doors providing access to the garden, gas fireplace.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, space for fridge/freezer, dishwasher, four-ringed gas hob with stainless steel extractor hood over, integrated single oven, window to side and front.

UTILITY

Fitted with a range of base units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, space for washing machine and tumble dryer, wall mounted boiler, door to side.

FIRST FLOOR LANDING

With Velux window, radiator.

BEDROOM 1

With window to front and side, built-in wardrobes, radiator. Door to...

ENSUITE

Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle, radiator, window to side.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to rear, radiator.

BATHROOM

Fitted with a four-piece suite comprising low level WC, wash hand basin, side-panelled bath, shower cubicle, window to side, radiator.

OUTSIDE

The front offers gravelled garden with mature plants and shrubs inset and driveway to single garage whilst the rear offers a mainly laid to lawn garden with paved patio and gravelled sections.

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		
(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	

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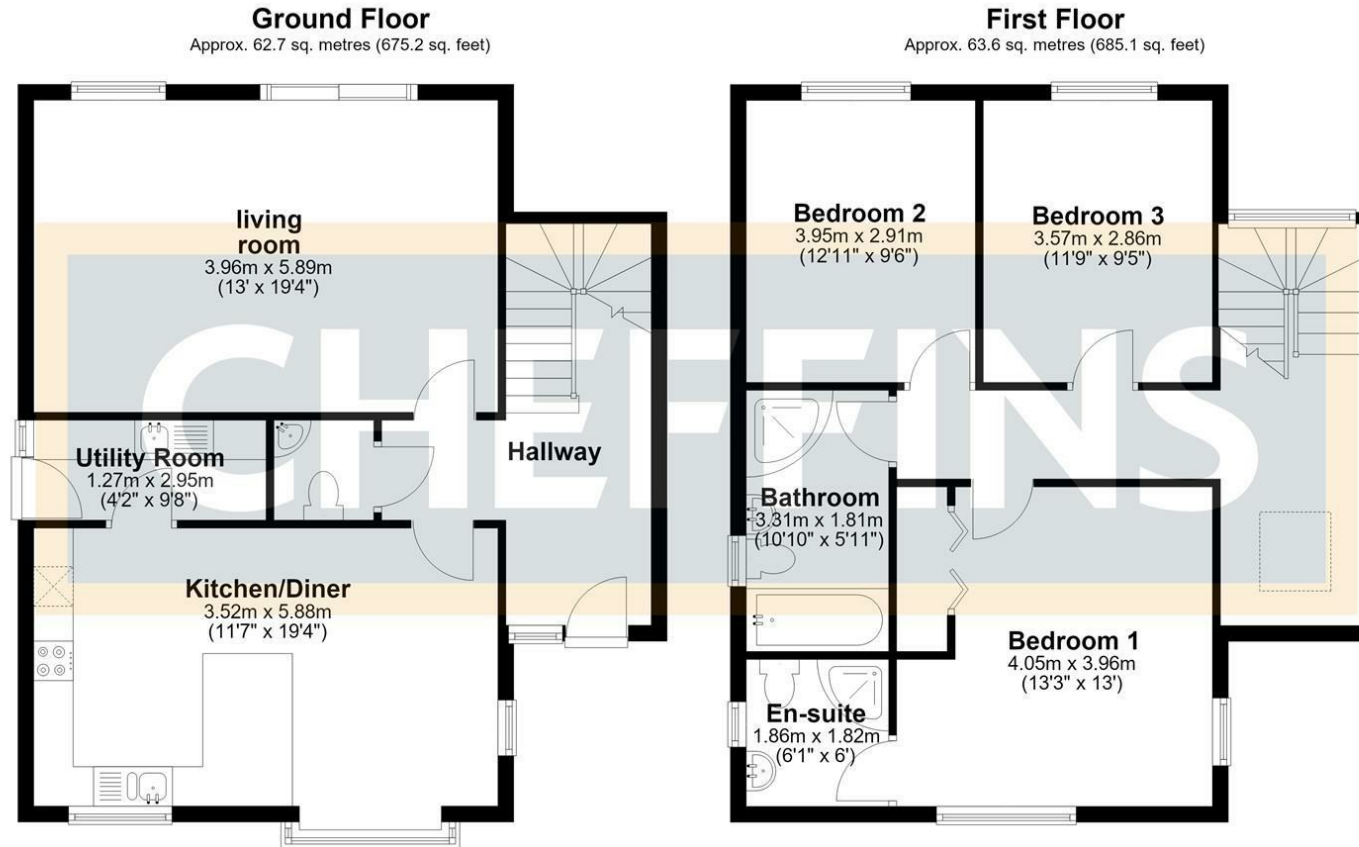
Tenure – Freehold

Council Tax Band – E

Local Authority – East Cambs District Council







Total area: approx. 126.4 sq. metres (1360.3 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>.

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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.

