



Cherry Rise, Sutton, CB6 2PW

CHEFFINS

Cherry Rise

Sutton,
CB6 2PW

- Link Detached Home
- Deceptively Spacious
- Refitted Kitchen
- 2 Double Bedrooms
- Parking & Single Garage
- Enclosed Garden to Rear
- Freehold / Council Tax Band C / EPC Rating C

We are delighted to offer to the market this refurbished link detached home located in the popular village of Sutton. The property comprises of entrance hall, refitted kitchen/dining room, lounge leading out to the rear garden, a utility room, 2 double bedrooms and a 4-piece family bathroom. Outside the property to the front is off road parking for 1 vehicle leading to a single garage, whilst the rear is a split level garden offering a private paved patio and mature shrubs and trees to borders.

To fully appreciate the size and quality of this home, an early viewing is recommended.

2 1 1

Guide Price £280,000





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 front aspect, stairs to first floor, radiator.

KITCHEN / DINING ROOM

Refitted with a range of base and wall units, cupboards and drawers with complimentary worksurfaces over, double oven, 4-ring gas hob with extractor hood, integral dishwasher, integrated fridge/freezer, stainless steel sink unit with mixer tap, windows to front and side, door to rear. Door to:

UTILITY ROOM

Of upvc construction with plumbing for washing machine and door to rear.

LOUNGE

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

FIRST FLOOR LANDING

With airing cupboard housing the boiler, doors to bedrooms and bathroom.

BEDROOM 1

A dual aspect room with windows to the rear and side, radiator.

BEDROOM 2

With window to side, radiator.

BATHROOM

Fitted with a 4-piece suite comprising low level WC, pedestal hand basin, panelled bath, double shower cubicle, window to front, radiator, access to loft (part boarded).

OUTSIDE

A driveway to the side provides off road parking for 1 car and leading up to a single garage. The garage has power and light connected,

eaves storage space and door into the rear garden.

To the rear there is a fully enclosed private rear garden, being split level with a paved patio with steps leading up to a laid to lawn garden with raised beds containing a range of mature shrubs and trees to borders. There is also a bin store and gated access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



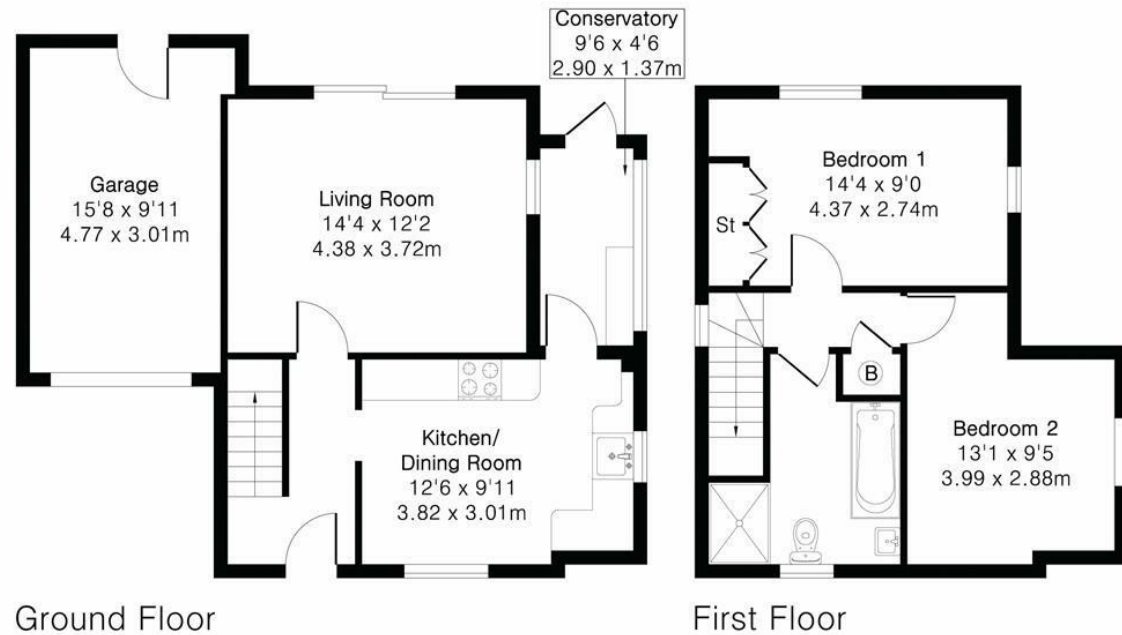


Approximate Gross Internal Area 793 sq ft - 73 sq m

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 370 sq ft – 34 sq m

Garage Area 145 sq ft – 14 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 £280,000

Tenure – Freehold

Council Tax Band – C

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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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



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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