The Gault, Ely, CB6 2BE

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The Gault

Sutton, Ely,
CB6 2BE

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Offers In Excess Of £600,000

- Detached 4 Bedroom House
- Dressing Room & Ensuite To Bedroom 1
- Double Garage
- Garden Studio
- Rural Location With Field Views
- Ample Parking
- Freehold / Council Tax Band E / EPC Rating D

Cheffins are delighted to bring to the market this well-presented family home, ideally situated on The Gault in the sought-after village of Sutton.

Enjoying a peaceful rural setting, the property benefits from far-reaching field views and easy access to riverside walks, offering a wonderful opportunity to embrace the surrounding countryside and experience nature and local wildlife at its very best.

The property comprises entrance porch and hallway, living room and day room, kitchen/breakfast room with separate dining room, utility, cloakroom, 4 bedrooms with bedroom 1 benefitting dressing room and ensuite along with a further family bathroom completing the internal accommodation. Outside, the property benefits with a fully enclosed rear garden with a variety of greenery, vegetable plots and outside studio, all with field views whilst the front offers ample parking and double garage.

To fully appreciate what's on offer, an early viewing is recommended.

LOCATION

Sutton Gault is situated on the outskirts of the village of Sutton. 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 PORCH
With door to front, window to side aspect, radiator, spotlights, fitted storage cupboard housing the electrics along with ample storage, door leading to...

ENTRANCE HALL
With stairs rising to first floor landing, radiator.

DINING ROOM
With window to rear, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising floating WC, wash hand basin with mixer tap and storage under, opaque window to side aspect, heated towel rail.

LIVING ROOM
With window to front and side aspects, radiator, spotlights, featured Stuv wood burning stove, opening leading through to...

DAY ROOM
With radiator, spotlights, sliding doors to rear proving access to the garden.

KITCHEN / BREAKFAST ROOM
Fitted with a range of solid oak base and wall units, cupboards and drawers with wooden work surfaces over, ceramic sink with stainless steel mixer tap, 5 ringed hob with stainless steel Electrolux extractor fan over, two integrated Bosh ovens, integrated fridge, additional storage cupboard, window to rear aspect, door leading to...

UTILITY
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, space for fridge/freezer, space for washing machine and tumble-dryer, radiator, spotlights, door to rear providing access to garden.

FIRST FLOOR LANDING
With spotlights, airing cupboard.

BEDROOM 1
With Juliet balcony to rear overlooking the garden and providing field views. Opening leading through to generous dressing room with fitted storage and window to front aspect. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising floating WC, wash hand basin with mixer tap and storage under, walk-in shower with overhead rainfall shower head, heating towel rail.

BEDROOM 2
With window to rear aspect, radiator.

BEDROOM 3
With window to front aspect, radiator.

BEDROOM 4
With window to front aspect, radiator, storage cupboard.

BATHROOM
Fitted with a three-piece suite comprising floating WC, was hand basin with mixer tap and storage under, walk-in shower, heated towel rail, window to rear aspect.

OUTSIDE
To the front there is a generous, mainly laid to lawn garden with a variety of trees and gravelled section, driveway providing ample parking leading to a double garage.

The double garage houses the pressurised water tank along with biomass boiler and consists of two up and over garage doors, door to front and side with side providing access to rear garden.

The rear is primarily laid to lawn with fully enclosed by hedging and wooden fence panels and provides compost storage, two patio areas, multiple raised beddings, section of multiple fruit trees, polytunnel, timber framed shed, water butts, a variety of trees, bushes and plants to borders. The rear also consists of a fully insulated garden studio fitted with plumbing and electricity, window to both sides and rear, built-in storage cupboard, spotlights, French doors to garden.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

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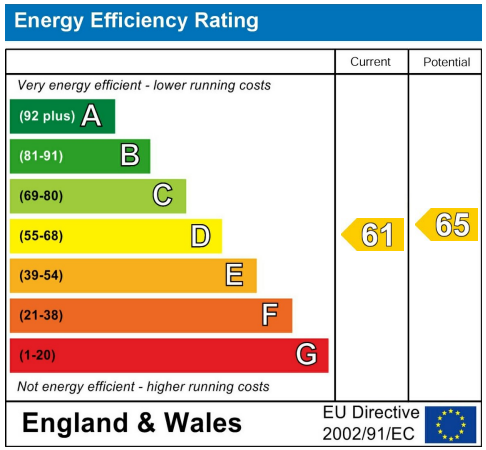

Offers In Excess Of £600,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council

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Approximate Gross Internal Area 1941 sq ft - 180 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 989 sq ft – 92 sq m
First Floor Area 952 sq ft – 88 sq m
Garage Area 514 sq ft – 48 sq m
Outbuilding Area 261 sq ft – 24 sq m

PINKPLAN

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.

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.