



Stewards Lane, Sutton, CB6 2NG

CHEFFINS

Stewards Lane

Sutton,
CB6 2NG

- Recently Extended
- Detached Family Home
- 4 Bedrooms & Bathroom
- Lounge, Open Plan Kitchen/Dining Room through to Family Room
- Office/Study, Utility Room, Games Room, Cloakroom & Downstairs Shower Room
- Enclosed Rear Garden
- Ample Parking & Garage
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are pleased to market this well presented and recently extended family home situated in a highly regarded location within the popular village of Sutton.

Accommodation comprises entrance hall, office/study, cloakroom, open plan kitchen/dining room through to family room, lounge, utility room, shower room and games room on the ground floor, together with 4 bedrooms and family bathroom on the first floor to complete the internal accommodation.

Outside the property there is ample parking to front, a single garage and enclosed garden to rear.

Viewing is highly recommended.

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Guide Price £475,000





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 front entrance door with full length double glazed side panel, stairs to first floor with useful open understairs storage area, laminate flooring, radiator.

OFFICE / STUDY

With double glazed window to front aspect, laminate flooring, radiator.

CLOAKROOM

With low level WC, wash hand basin with mixer tap and tiled splashback, laminate flooring.

LOUNGE

With double glazed window to front, feature fireplace, laminate flooring, radiator.

OPEN PLAN KITCHEN / DINING ROOM

With 2 double glazed windows overlooking the garden, fitted with a range of base and wall units, cupboards and drawers with work surfaces over, breakfast bar with base units, 2 integrated single ovens, dishwasher, space for double fridge/freezer with overhead cupboard, integrated 4-ring induction hob with extractor hood, spotlight features, double glazed window to the side, vinyl flooring. Opening to:

FAMILY ROOM

With double glazed French doors to garden, continuing vinyl flooring.

UTILITY ROOM

With matching wall and base level storage units, space for washing machine and tumble drier, stainless steel sink with mixer tap, window to side, door to driveway, vinyl flooring.

SHOWER ROOM

With shower cubicle, low level WC, inset wash hand basin with storage cupboard beneath, tiled splashback, double glazed window to side, vinyl flooring, heated towel rail.

GAMES ROOM

With double patio doors leading into the garden, spotlights and door through to the garage.

FIRST FLOOR LANDING

With airing cupboard housing the hot water tank and storage space.

BEDROOM 1

With double glazed window to front, built-in wardrobes, radiator.

BEDROOM 2

With double glazed window to front, built-in storage cupboard, laminate flooring, radiator.

BEDROOM 3

With double glazed window to rear, large walk in storage cupboard, radiator.

BEDROOM 4

With double glazed window to rear, radiator.

BATHROOM

With double glazed window to rear, side panelled bath, wash hand basin with mixer tap, low level WC, shower cubicle, tiled splashback surrounding, tiled flooring.

OUTSIDE

The front of the property is laid to gravel to provide ample parking, together with a driveway leading to a single garage.

The rear garden is fully enclosed by wooden fence panels and is laid to lawn with sectioned patio areas and

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	70	79
(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 £475,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambs District Council





**Approximate Gross Internal Area 1760 sq ft - 163 sq m
(Excluding Garage)**

Ground Floor Area 1090 sq ft – 101 sq m

First Floor Area 670 sq ft – 62 sq m

Garage Area 153 sq ft – 14 sq m





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.

