



Sutton Park, Sutton, CB6 2RP

**CHEFFINS**

# Sutton Park

Sutton,  
CB6 2RP

- Deceptively Spacious Detached Bungalow
- Popular Sutton Park Location
- 3 Double Bedrooms (Master with Ensuite)
- 2 Reception Rooms & Conservatory
- Gas Under Floor Heating
- Generous Driveway & Single Garage
- Landscaped Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating D

Cheffins are delighted to offer to the market this deceptively spacious, executive detached bungalow tucked away in the popular Sutton Park development, located in Sutton, just over 7 miles to the City of Ely.

This spacious home offers generous accommodation from 3 double bedrooms, a kitchen / diner, utility room, cloakroom, lounge, conservatory, dining room, master bedroom with en-suite shower room and a family bathroom.

Outside the property is a generous driveway providing off road parking for multiple cars and leading up to the single garage. At the rear is a landscaped garden with lawned areas, raised flower beds, paved patio and gated access.

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

3 2 2

**Guide Price £435,000**





## 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, airing cupboard housing hot water tank.

## BEDROOM 3

With window to front aspect, under floor heating.

## KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 11/2 bowl sink with mixer tap, integral dishwasher, integral double oven, 4-ringelectric hob with extractor hood over, door to side aspect, door leading into:

## UTILITY ROOM

With window to front aspect, plumbing for washing machine, stainless steel sink with mixer tap, door into garage.

## CLOAKROOM

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

## DINING ROOM

With window to side aspect, French doors through to lounge, skylight to side aspect.

## LOUNGE

With window to side aspect, patio doors to rear leading to a conservatory, decorative fireplace.

## CONSERVATORY

With doors leading out to the rear garden.

## FAMILY BATHROOM

Fitted with 4-piece suite comprising low level WC, wash hand basin, panelled bath and shower cubicle, window to side aspect, extractor fan, shaving point.

## BEDROOM 2

With a window to rear aspect, fitted wardrobes and bedroom furniture.

## BEDROOM 1

With window to rear aspect, fitted wardrobes and bedroom furniture, door to:

## ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and shower cubicle, radiator, window to front aspect, built-in storage cupboard, towel rail.

## OUTSIDE

To the rear there is a generous landscaped garden with paved patio, mature shrubs, trees and plants, together with a garden shed with power and gated access to the front.

To the front there are mature shrubs and trees to borders, together with a driveway providing parking for 2/3 cars, leading to a single garage with electric sectional door, door into the rear garden, power and light connected.

## AGENTS NOTE


For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £435,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council





## Ground Floor

Approx. 117.1 sq. metres (1260.0 sq. feet)



Total area: approx. 117.1 sq. metres (1260.0 sq. feet)

25 Market Place, Ely, CB7 4NP  
01353 654900 | [ely@cheffins.co.uk](mailto:ely@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)

