

Windmill Walk, Sutton, CB6 2NH

CHEFFINS

CHEFFINS

Windmill Walk

Sutton,
CB6 2NH

3 2 1

Guide Price £240,000

- Three Bedroom Semi Detached House
- Cul-de-sac Location
- Living Room And Conservatory
- Family Bathroom And Downstairs Shower Room
- Single Garage And Rear Parking
- Freehold / Council Tax B / EPC D

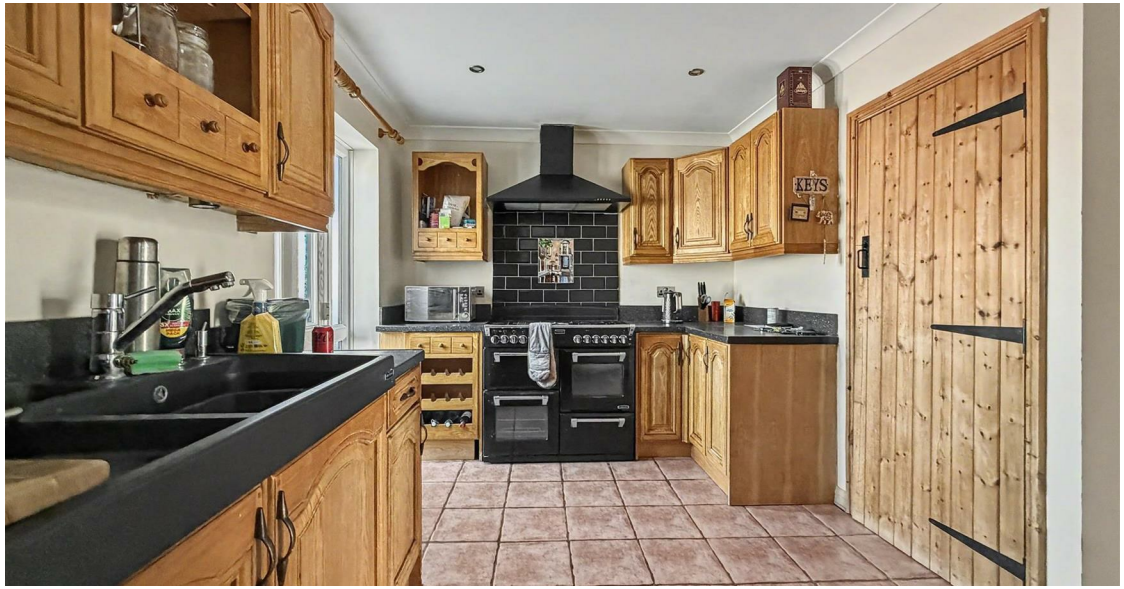


Cheffins are delighted to offer for sale this well-presented, three-bedroom semi-detached home, situated towards the end of a popular cul-de-sac within the sought-after village of Sutton.

The property provides well-proportioned accommodation comprising an entrance hall/kitchen, utility room, downstairs shower room, spacious sitting room and conservatory. To the first floor are three bedrooms and a large family bathroom.

Externally, the property benefits from a gravelled front driveway providing parking. To the rear is a fully enclosed, low-maintenance garden, predominantly laid to patio with a further stone-laid area, together with a shed and rear access leading to the single garage and additional parking.

Viewings are 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.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap over, seven ringed Range oven with overhead extractor fan and tiled splash back, tiled flooring, radiator, spotlights, under stairs storage cupboard. Door leading to..

UTILITY ROOM

Fitted with base units with work surfaces over, wall mounted fuse box, wall mounted glow-worm combi boiler, space for fridge / freezer, tiled flooring.

CENTRAL HALL

With stairs rising to the first floor and door leading to..

SHOWER ROOM

Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, tiled splash back and storage under, and shower with reinforced shower head. Radiator, tiled flooring and opaque window to side.

LIVING ROOM

With full length window to the rear, featured fireplace with wood burner, spotlights, radiator, wooden flooring and double doors to..

CONSERVATORY

With radiator, wooden flooring and French floors leading to the garden.

FIRST FLOOR LANDING

With loft hatch, spotlights, fitted cupboard with radiator.

BEDROOM 1

With window to the rear and radiator.

BEDROOM 2

With window to front, laminate flooring, spotlights and radiator.

BEDROOM 3

With window to the rear and radiator.

FAMILY BATHROOM

Fitted with a large walk-in shower with rainfall shower head, freestanding bath, low-level WC and wash hand basin.

Two radiators, opaque windows to the front and side, spotlights and wooden flooring.

OUTSIDE

To the front is a gravelled front driveway providing parking.

The rear garden is fully enclosed by wooden fence panels, with a large paved patio area, steps leading to a further section with a stone-laid area and additional patio. There is also a shed and rear access leading through to the garage and additional parking.

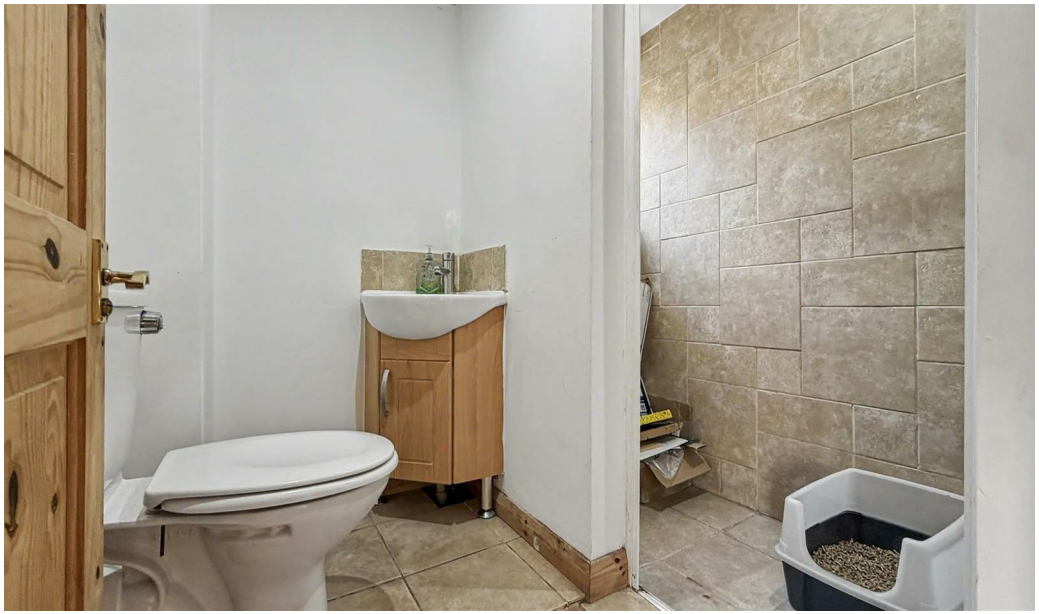
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

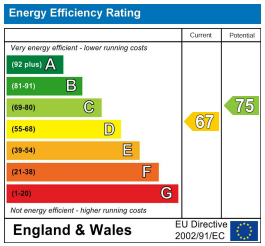




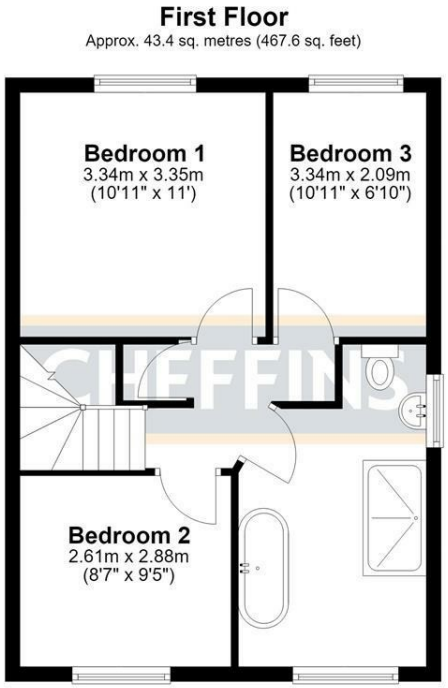












Total area: approx. 97.3 sq. metres (1047.5 sq. feet)

Guide Price £240,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

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 I 01353 654900 I cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.