

The Row, Sutton, CB6 2PB

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Sutton,
CB6 2PB

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Offers In Excess Of



- No Forward Chain
- 3 Bedroom Detached Cottage
- Popular Village Location
- Tandem Parking & Garage
- Garden Room
- Generous Rear Garden
- Freehold / Council Tax C / EPC D

** No Forward Chain **

Cheffins are delighted to bring to the market this charming and well-presented detached cottage, situated in the sought-after village of Sutton.

Offering deceptively spacious accommodation arranged over two floors, the property features a generous living room to the front, to the rear a beautifully refitted kitchen/dining room provides the heart of the home and flows seamlessly into a separate garden room overlooking the garden. Upstairs there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a predominantly lawned front garden and a driveway providing off-road parking, leading to a tandem garage. The private rear garden is a particular feature, offering a gently sloping landscaped setting with mature planting, two timber sheds, gated side access, and a high degree of privacy.

Further benefits include no onward chain. Viewing is highly recommended and available strictly by appointment.











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 PORCH
With door to front.

LIVING ROOM
Door to front, two windows to front, multi-fuel burner, two radiators and oak flooring.

REAR HALLWAY
With door to side, window to rear and stairs leading to the first floor.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, central island, single oven, 4 ring gas hob with extractor hood over, space for fridge/freezer, two windows to the side, butler sink, plumbing for washing machine, skylight to the side.

GARDEN ROOM
Door to side providing access to the garden, radiator and window to rear.

FIRST FLOOR LANDING
With loft access.

BATHROOM
Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and a P-shaped bath with shower over and curved shower screen, radiator, window to the rear, tiled splashbacks and integrated shelving.

BEDROOM 1
Window to front and radiator.

BEDROOM 2
Window to front, radiator and fitted wardrobes.

BEDROOM 3
Window to the rear and a radiator.

OUTSIDE
To the front of the property there is a mainly laid to lawn garden with plants and shrubs inset and to borders. A driveway provides off road parking leading up to a tandem garage with barn style doors to the front, window to rear and connected with power and light.

The rear garden is a mainly laid to lawn gradient garden with two timber sheds, paved patio, mature shrubs and trees to borders, vegetable patch and gated access to the front.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





















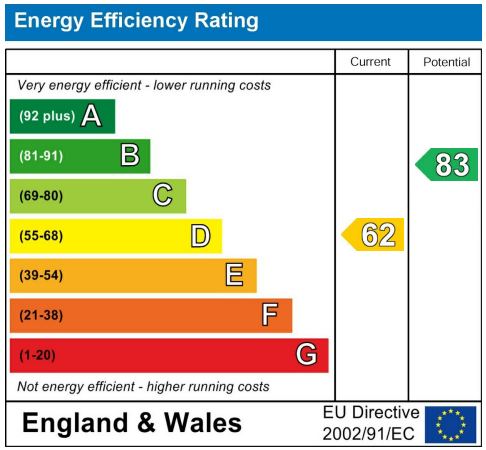




















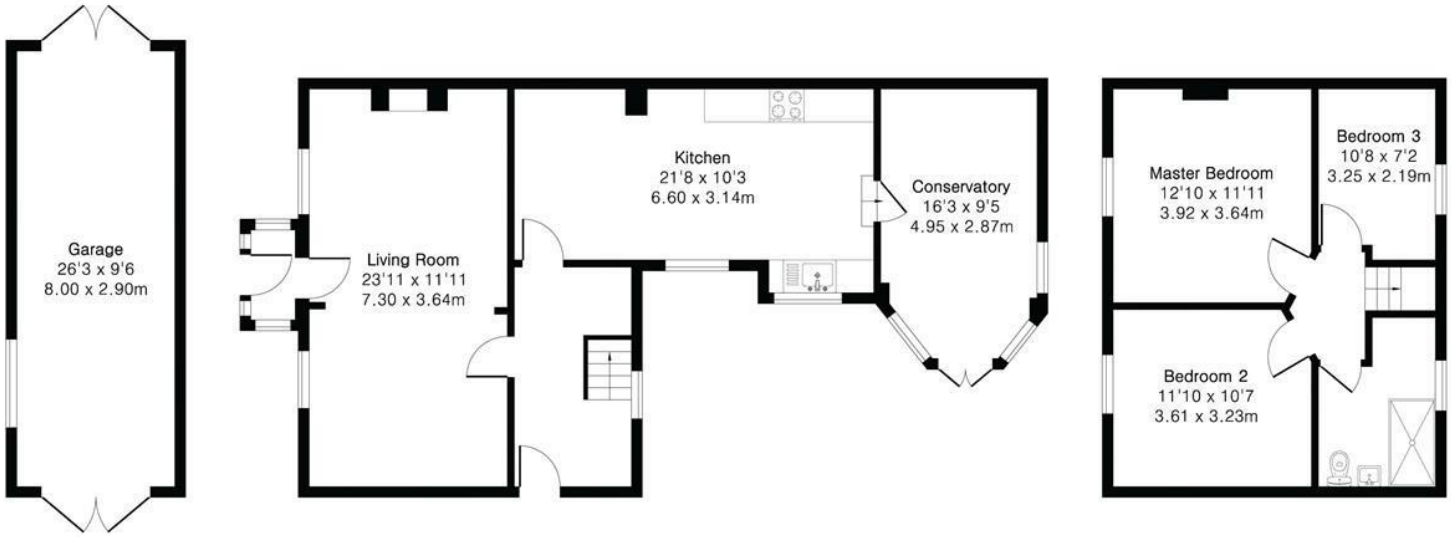
Offers In Excess Of £425,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council

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Approximate Gross Internal Area 1205 sq ft - 112 sq m
(Excluding Garage)
Ground Floor Area 784 sq ft – 73 sq m
First Floor Area 421 sq ft – 39 sq m
Garage Area 250 sq ft – 23 sq m



Garage | Ground Floor | First Floor

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.

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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.

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