

Windmill Walk, Sutton, CB6 2NH

CHEFFINS

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Sutton,
CB6 2NH

4 1 1

Guide Price £260,000

- No Onward Chain
- 4 Bedrooms
- Family Bathroom
- Off-road Parking for 2/3 Cars
- Single Garage
- Kitchen Diner
- Freehold / Council Tax Band B / EPC Rating C



* NO ONWARD CHAIN **

Cheffins are delighted to offer to the market this four-bedroom semi-detached home, situated in the popular village of Sutton.

The property provides deceptively spacious accommodation across two floors to include entrance hall, kitchen/diner, lounge, four bedrooms and a family bathroom completing the internal accommodation. Outside, the property features a mainly laid-to-lawn front garden with driveway providing off-road parking for two vehicles and leading up to a single garage whilst the rear is a mainly laid-to-lawn garden with paved patio, gated side access and a brick-built storage shed.

The property is available to view by appointment only.









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, radiator, stairs leading to first floor

KITCHEN / DINER
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven, five-ringed gas hob with extractor fan over, sink with mixer tap over, integrated dishwasher, space for washing machine and fridge/freezer, cupboard housing the boiler, understairs cupboard, two windows to side, radiator.

LIVING ROOM
With window and door to rear, radiator

CLOAKROOM
Fitted with a two-piece suite comprising low-level WC, vanity wash hand basin, window to side.

FIRST FLOOR LANDING
With loft access, airing cupboard housing the hot water tank.

BEDROOM 1
With window to rear, radiator

BEDROOM 2
With window to front, radiator.

BEDROOM 3
With window to front, radiator

BEDROOM 4
With window to rear, radiator.

BATHROOM
Fitted with a three-piece suite comprising low-level WC, wash hand basin and panelled bath with shower over and shower screen, heated towel rail, tiled splashbacks, window to side.

OUTSIDE
The front consists of a mainly laid to lawn garden with driveway providing parking for 2 vehicles; leading to a single garage with up and over door, power and light whilst the rear is mainly laid to lawn with paved patio, brick storage shed and gated access to side.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



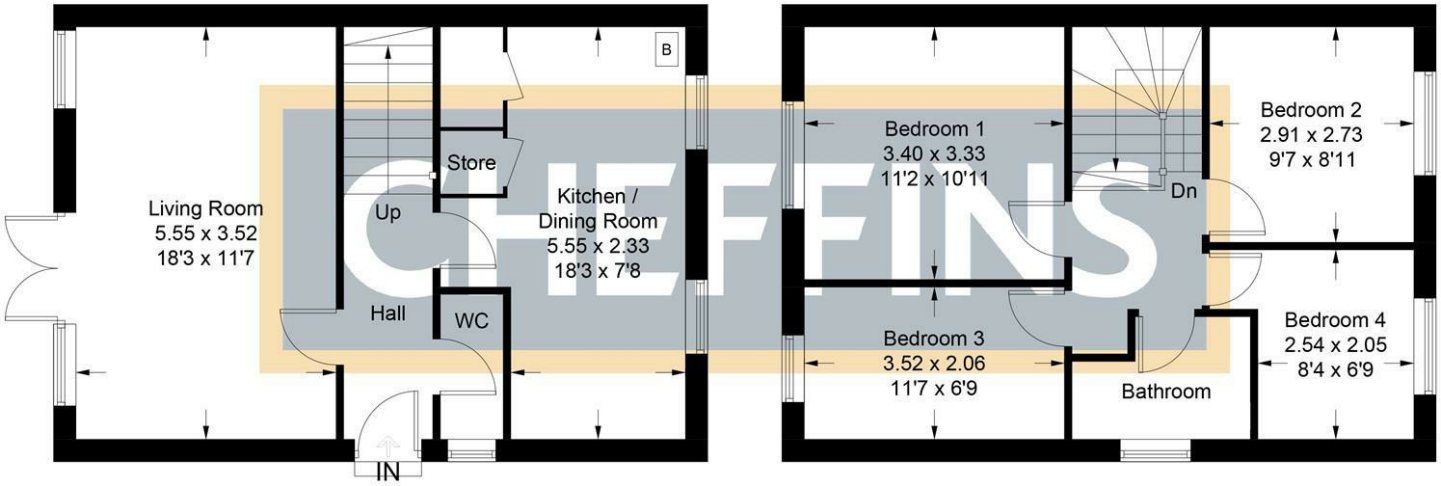


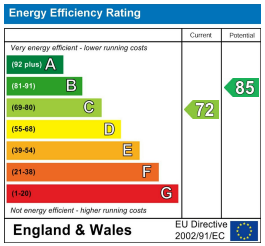






Approximate Gross Internal Area
Ground Floor = 59.7 sq m / 642.8 sq ft
First Floor = 44.8 sq m / 482.2 sq ft
Total = 104.5 sq m / 1124.9 sq ft





Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1343896)

Guide Price £260,000

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.

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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.