



Sutton Park, Sutton, CB6 2RP

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Sutton Park, Sutton, Ely, Cambridgeshire, CB6 2RP

A rare opportunity to acquire an exceptionally well presented, four bedroom, detached family home situated in an exclusive small development with beautifully landscaped gardens and outstanding countryside views to the rear.

- Entrance Hall and Cloakroom
- Triple Aspect Sitting Room
- Dining Room and Study
- Dual Aspect Kitchen/Breakfast Room and Large Utility Room
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Gardens Extending to Front, Side and Rear
- Double Garage and Driveway Parking

Guide Price: £625,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

ENTRANCE HALL with double glazed entrance door, personal door to garage, radiator.

CLOAKROOM with double glazed window to front. Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Ceramic tiled flooring.

STUDY 9'7" x 9'6" (2.93m x 2.89m) with double glazed window to side. Staircase rising to first floor with useful cupboard under, alarm panel, radiator and opening to:-

DINING AREA 13'3" x 10'10" (4.04m x 3.31m) with double glazed patio doors to rear terrace. Radiator.

TRIPLE ASPECT SITTING ROOM 19'6" x 13'8" (5.95m x 4.16m) with double glazed patio doors to rear garden, double glazed window to front and box bay window to side. Coal effect gas fire with feature brick surround and hearth. Two radiators.

DUAL ASPECT KITCHEN/BREAKFAST ROOM 13'3" x 12'4" (4.05m x 3.76m) with double glazed windows to side and rear. Fitted with a matching range of wall and base units with drawers and roll edge work surfaces over. Inset double porcelain single drainer sink unit with mixer taps and tiled splashbacks. Built-in double oven/grill, inset four ring gas hob, built-in dishwasher. Space for fridge, built-in microwave oven. Door to:-

UTILITY ROOM 12'4" x 5'10" (3.77m x 1.77m) Fitted with base units with work surfaces over, inset stainless steel sink unit with mixer tap and tiled splash backs. Wall mounted boiler, plumbing for washing machine, space for fridge/freezer, vinyl flooring and door to private side garden.

FIRST FLOOR LANDING with double glazed window to front. Built-in double door airing cupboard housing water cylinder.

PRINCIPAL BEDROOM 13'3" x 12'4" (4.04m x 3.77m) with double glazed window to rear enjoying far reaching countryside views. Built-in five door wardrobe, vanity area and drawers. Radiator. Door to:-

EN-SUITE SHOWER ROOM Recently modernised with double glazed window to side. Fitted with a fully tiled four piece suite comprising low level WC, wash hand basin, panel enclosed bath and double shower cubicle. Tiled flooring, shaver point, heated towel rail.

BEDROOM TWO 11'11" x 9'9" (3.62m x 2.96m) with double glazed window to rear. Built-in four door wardrobe with overhead storage and hanging space. Radiator.

BEDROOM THREE 10'7" x 7'1" (3.23m x 2.17m) with double glazed window to rear. Built-in three door wardrobe with overhead storage and hanging space. Radiator.

BEDROOM FOUR 9'5" x 7'10" (2.87m x 2.38m) with double glazed window to side. Radiator.

SHOWER ROOM with double glazed window to front and sunken spotlights. Fitted with a fully tiled three piece suite comprising low level WC, fitted base units with drawers and inset wash hand basin and double shower cubicle. Heated towel rail, shaver point, ceramic tiled flooring.

DOUBLE GARAGE 18'7" x 18'2" (5.66m x 5.54m) with remote control door and personal door to rear garden. Power and light connected, storage into eaves.



EXTERIOR The property is situated on a good sized plot with beautiful gardens on all sides. To the front is a sweeping herringbone driveway leading to the double garage with a large lawned area and established trees. Adjacent to this is a low brick wall with gated access to the rear garden. The rear garden has been superbly maintained with manicured lawns, mature hedging, borders and terrace area. All with spectacular views over meadows and countryside. To the side of the property is a further high walled garden area with a pergola and beautiful hanging wisteria. Access to the garage and utility room, and gated access to the front.



Tenure - The property is Freehold

Council Tax - Band F

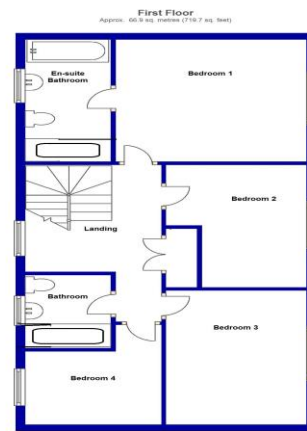
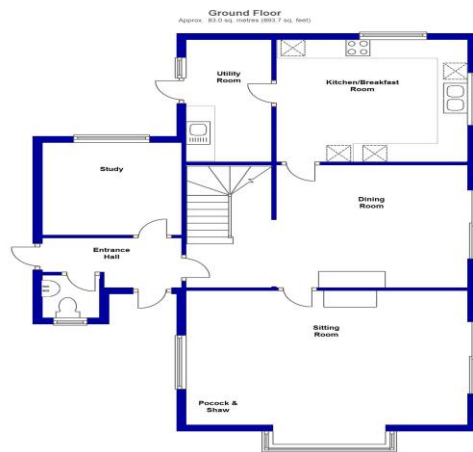
EPC - E (53/78)
(Please note a new boiler has been fitted since the EPC was carried out)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
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Ref MJW/6724



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



Total area: approx. 149.9 sq. metres (1613.4 sq. feet)

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