



St. Andrews Close, Sutton, Ely, CB6 2QU

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St. Andrews Close, Sutton, Ely, Cambridgeshire, CB6 2QU

A spacious well-presented three bedroom, two bathroom (one en-suite), semi-detached property with garage, gardens and the advantage of no upward chain which lies in this popular cul-de-sac development in this well served village location.

- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Separate Dining Room
- Fitted Kitchen with Built-in Appliances
- Three Bedrooms (En-Suite Shower Room to Principal Bedroom)
- Bathroom
- Front & Rear Gardens
- Garage & Driveway Parking
- No Upward Chain

Guide Price: £264,000



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 entrance door, radiator, staircase rising to first floor, useful under stairs storage cupboard.

CLOAKROOM with window to front, fitted with a suite comprising WC and wash hand basin. Radiator.

DUAL ASPECT SITTING ROOM 18'1" x 11'6" (5.51 m x 3.51 m) with double glazed windows to front and double French doors leading to the rear garden. Wood effect flooring, two radiators.

DINING ROOM 12'5" x 8'11" (3.78 m x 2.72 m) with double glazed window to front, wood effect flooring, radiator.

KITCHEN 12'6" x 9'0" (3.81 m x 2.74 m) with double glazed window and door to garden. Comprehensively fitted with a matching range of natural finish wall and base units with drawers and roll edge work surfaces over, tiled splashbacks and inset 1 & 1/3 sink unit with single drainer. Built-in appliances include a fridge/freezer, electric double oven/grill with four ring gas hob and extractor fan over.

FIRST FLOOR LANDING Two cupboards, one of which houses the gas boiler which serves the central heating and hot water systems, the other holds the hot water tank.

PRINCIPAL BEDROOM 15'5" x 11'1" (4.70 m x 3.38 m) with fitted furniture comprising one double and one single wardrobe, radiator, double glazed window to front. Door to:-

REFITTED EN-SUITE SHOWER ROOM Fully tiled suite comprising enclosed shower cubicle with multi-jets, 6" overhead drencher and separate hand shower attachment, close coupled WC and wash hand basin.

BEDROOM TWO 11'8" x 9'9" (3.56 m x 2.97 m) with double glazed window to front. Hatch to roof space, radiator.

BEDROOM THREE 8'5" x 8'2" (2.57 m x 2.49 m) with double glazed window to rear. Radiator.

BATHROOM Tiled suite in white comprising enclosed bath with mixer tap and twin grips, pedestal wash hand basin and close coupled WC. Extractor fan, radiator.

EXTERIOR The front garden is gravelled either side of a pathway which leads to the front door. Adjacent is a tarmac driveway which in turn leads to the garage and provides parking for one vehicle. The rear garden is predominantly laid to lawn and enclosed by timber panel fencing.

GARAGE - single with up and over door, power and light.

Tenure - The property is Freehold

Council Tax - Band **EPC** C (78/89)

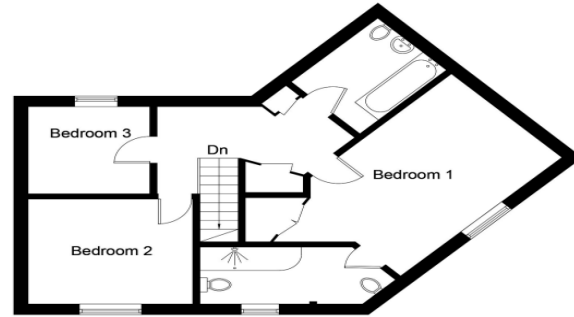
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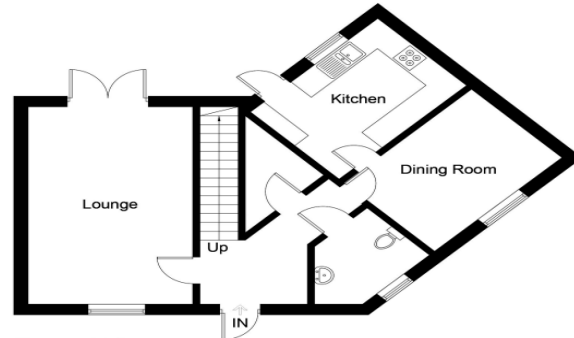




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First Floor



Ground Floor

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. (ID620659)



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. (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.