



The Row, Sutton, Ely, CB6 2PB

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The Row, Sutton, Cambridgeshire, CB6 2PB

A modern and particularly spacious link-detached house which lies in a highly sought after location within this popular well served village.

- Entrance Hall & Cloakroom
- Sitting Room
- Conservatory
- Dining Room/Study/Playroom
- Fitted Kitchen
- Three Bedrooms with En-Suite to Principal Bedroom
- Family Bathroom
- Underfloor & Ceiling Electric Heating
- Front & Rear Gardens
- Driveway Parking

Guide Price: £385,000



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 staircase rising to first floor, double glazed window to side, under-stair cupboard, LVT flooring, door to:-

KITCHEN 10'4" x 9'9" (3.16 m x 2.98 m) with double glazed window to front, fitted with a range of matching wall and base units with work surfaces over, tiled splashbacks, inset 1 & 1/2 bowl sink unit with mixer tap, four ring electric hob with overhead stainless steel extractor fan and integrated oven below. Plumbing and spaces for washing machine and dishwasher, space for fridge freezer, LVT flooring and opening to:-

RECEPTION ROOM/FAMILY ROOM 10'8" x 9'1" (3.25m x 2.77m) with double glazed window to rear, opening leading into Living room and side door leading to the converted garage currently as a Dining Room/Study/Playroom.

DINING ROOM/STUDY/PLAYROOM (Formerly the garage) 15'1" x 9'1" (4.61 m x 2.76 m) with double glazed window to front, loft hatch, side door to garden, laminate flooring.

SITTING ROOM 14'10" x 13'4" (4.52 m x 4.07 m) with double glazed sliding doors leading to Conservatory, door to Hall.

CONSERVATORY 12'6" x 9'5" (3.80 m x 2.87 m) Of double glazed and brick construction, door to garden, tiled flooring.

DOWNSTAIRS CLOAKROOM with opaque double glazed window to front. Fitted with a two piece suite comprising vanity unit with inset wash hand basin, mixer tap, tiled splashbacks and low level WC.

FIRST FLOOR LANDING with double glazed window to side, loft hatch, airing cupboard housing the pressurized water tank.

BEDROOM ONE 10'11" x 10'7" (3.32 m x 3.23 m) with double glazed window to rear, built-in wardrobe, door to:-

EN-SUITE SHOWER ROOM with opaque double glazed window to side. Fitted with a modern three piece suite comprising shower cubicle with shower panel and rainfall shower head, body jets, hand shower attachment and tiled surrounds, vanity unit with inset wash hand basin with mixer tap, and low level WC. Light up mirror, heated towel rail and vinyl flooring.

BEDROOM TWO 10'8" x 10'2" (3.25 m x 3.11 m) with double glazed window to rear.

BEDROOM THREE 13'2" x 6'6" (4.01 m x 1.98 m) with double glazed window to front.

FAMILY BATHROOM with extractor fan, double glazed opaque window to front, fitted with a three piece suite comprising panel enclosed bath with overhead shower, vanity unit with inset wash hand basin and mixer tap, and low level WC. Tiled surrounds, vinyl flooring.

EXTERIOR To the front is a gravelled garden with pathway leading to the front door. Adjacent gravelled driveway providing off road parking. Side gated access leads to the rear garden which is predominantly laid to lawn with a patio area, timber shed and enclosed by wood panel fencing and brick wall.

Tenure - The property is Freehold

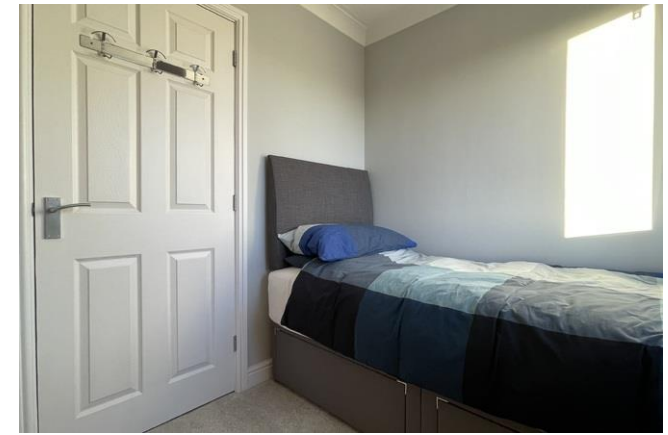
Council Tax - Band D

EPC - To be confirmed

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref AW/6659





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.