



High Street, Sutton, Ely, CB6 2NW

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High Street, Sutton, Ely, Cambridgeshire, CB6 2NW

A substantial extended double fronted
Edwardian four bedroom detached residence
with far reaching countryside views.

- Sitting Room
- Dining Room
- 30' Kitchen/Breakfast/Family Room
- Utility Room & Cloakroom
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage

Guide Price: £450,000



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.

The property is within easy walking distance of the Village amenities and primary school. This particular property is a double fronted detached period style residence which was built to an attractive design of brick faced elevations under a pitched tiled roof. Benefitting from a substantial extension, viewing is highly recommended to fully appreciate this property.

Externally, there is an attached garage and block paved driveway whilst to the rear of the property is a good sized south facing garden.

ENTRANCE HALL Double glazed entrance door with attractive insets, staircase rising to first floor with useful storage area under, radiator.

DUAL ASPECT LIVING ROOM 13'0" x 12'1" (3.96 m x 3.68 m) with double glazed windows to side and front. Open fireplace with tiled hearth and adjacent gas point, radiator.

DINING ROOM 12'0" x 12'0" (3.66 m x 3.66 m) with double glazed window to front. Open fireplace with gas point to side and tiled hearth. Radiator.

KITCHEN/BREAKFAST ROOM/FAMILY ROOM 30'7" x 13'5" (9.32 m x 4.08 m) (overall measurements)

KITCHEN AREA 14'6" x 13'5" (4.42 m x 4.08 m) with double glazed window to rear. Comprehensively fitted with a matching range of natural finish wall and base units with drawers, roll edge work surfaces over with tiled splashbacks and inset stainless steel 1 & 1/2 bowl sink unit. Built-in stainless steel electric oven/grill with 4 ring gas hob and extractor fan over. Halogen downlighters to ceiling and radiator. Door to Utility Room.

BREAKFAST / FAMILY AREA 16'1" x 13'7" (4.90 m x 4.14 m) with double glazed sliding patio doors to rear garden. Breakfast bar, radiator.

UTILITY ROOM 13'6" x 5'9" (4.11 m x 1.75 m) with double glazed door to garden. Base units with inset stainless steel single drainer sink unit, plumbing for washing machine with an additional space for a tumble dryer (subject to measurements and no venting). Tall cupboard, wall mounted combination gas boiler serving the central heating and hot water systems. Radiator. Doors to cloakroom and garage.

CLOAKROOM with double glazed window to front. Suite comprising pedestal wash hand basin with tiled splashbacks and low level WC. Radiator.

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

BEDROOM ONE 13'0" x 12'0" (3.96 m x 3.66 m) with double glazed window to front. Radiator.

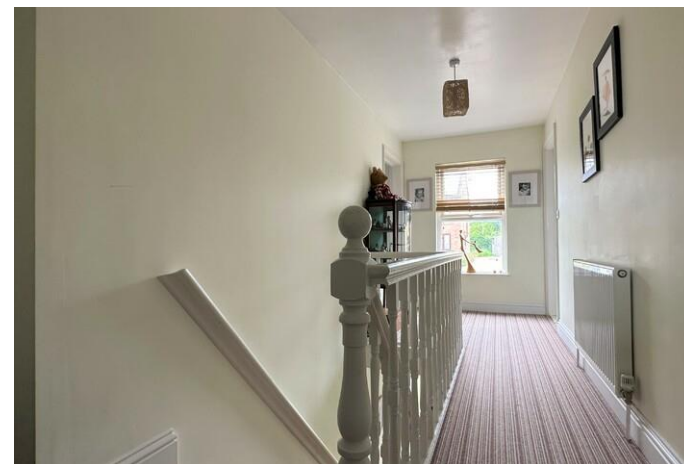
EN-SUITE SHOWER ROOM with double glazed window to side. Fully tiled suite comprising double shower cubicle with Mira unit, pedestal wash hand basin and low level WC. Halogen downlighters to ceiling and towel rail/radiator.

BEDROOM TWO 12'11" x 12'1" (3.94 m x 3.68 m) with double glazed window to front. Attractive ornate period fireplace (currently not in use) and radiator.

BEDROOM THREE 13'6" x 11'11" (4.11 m x 3.63 m) with double glazed window to rear with far reaching views over open farmland. Radiator.

BEDROOM FOUR 9'8" x 8'11" (2.95 m x 2.72 m) with double glazed window to rear, again with far reaching views over open farmland. Built-in cupboard, hatch to roof space, radiator.

BATHROOM White suite comprising pine panelled enclosed bath with shower over and side screen, pedestal wash hand basin with tiled surrounds and low level WC. Halogen downlighters to ceiling, radiator.



EXTERIOR The property is set back behind a gravelled front garden with a central block paved pathway and iron railings. There is an adjacent block paved driveway which leads to the garage and provides additional vehicle hard standing. The rear garden consists of a lawn and a 47' x 18' block paved terrace. Outside tap and lighting.

GARAGE with up and over door. Tap, power, light and useful roof void storage. Personal doors to garden and utility room.

Tenure The property is Freehold

Council Tax Band D **EPC** D (64/78)

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Ref GVD/6725



NOT TO SCALE - For Guidance Purpose only



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.