



The Brook, Sutton, Ely, Cambridgeshire CB6 2QQ

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A deceptively spacious and beautifully presented four double bedroom detached home with large detached garage/games room and situated in the centre of this popular thriving village.

- Entrance Hall & Cloakroom
- Living Room, Dining Room & Study
- Refitted Kitchen/Breakfast Room
- Refitted Utility Room
- Four Bedrooms (Principal with Refitted En-Suite)
- Refitted Family Bathroom
- Off road Parking
- Tandem Garage with Games Room Above

Guide Price: £435,000



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, tiled flooring, understairs storage, staircase rising to first floor, spotlights to ceiling.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising wash hand basin and closed coupled WC. Opaque window to side aspect, extractor fan, tiled flooring.

UTILITY ROOM Fitted with a modern range of wall and base units with worktop space over. tiled splashbacks and inset stainless steel single drainer sink unit with mixer tap. Space for tumble dryer, plumbing for washing machine, wall mounted boiler, double glazed door to side aspect, radiator.

LIVING ROOM 17'7" x 12'7" (5.36 m x 3.84 m) with wood effect laminate flooring, wood burning stove with brick feature surround and brick hearth, double French doors leading to dining room, two single radiators, double glazed window to front aspect.

DINING ROOM 12'7" x 9'9" (3.84 m x 2.97 m) Laminate flooring, double glazed window to side aspect, single radiator, archway to kitchen.

KITCHEN 19'2" x 9'3" (5.84 m x 2.82 m) Refitted with a modern range of high gloss wall and base units with work surfaces over, inset single drainer sink unit with mixer tap over and tiled splashbacks. Built-in double oven, one of which is a microwave combi oven and five ring gas hob with extractor hood over. Further built-in appliances include dishwasher and fridge freezer. Double glazed French doors leading to rear garden, single upright radiator, double glazed window to rear aspect.

STUDY 7'4" x 6'4" (2.24 m x 1.93 m) Fitted with shelving space, single radiator, double glazed window to front aspect.

FIRST FLOOR LANDING with single radiator, loft access, (the loft is part boarded with lighting), double glazed window to side aspect, airing cupboard.

BEDROOM ONE 14'6" x 12'6" (4.42 m x 3.81 m) Two double glazed windows to rear aspect, single radiator, fitted wardrobes with sliding doors and door leading to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising shower cubicle with electric shower, wash hand basin with tiled splashbacks and closed coupled WC. Single radiator, extractor fan, opaque window to rear aspect, tile effect vinyl flooring.

BEDROOM TWO 12'7" x 10'1" (3.84 m x 3.07 m) with single radiator, double glazed window to front aspect.

BEDROOM THREE 11'4" x 10'0" (3.45 m x 3.05 m) with double glazed window to front aspect, single radiator.

BEDROOM FOUR 12'0" x 9'4" (3.66 m x 2.85 m) with double glazed window to side aspect, single radiator.

FAMILY BATHROOM Refitted with a four piece suite comprising panel enclosed bath, separate shower cubicle with electric shower, vanity unit with closed coupled WC and further unit with inset wash hand basin. Tiled surrounds, opaque window to rear aspect, tile effect vinyl flooring, extractor fan.

EXTERIOR The front of the property is approached by a block paved driveway providing parking for three to four cars which in turn leads to a tandem garage. The rear garden is fully enclosed by fencing, mainly laid to lawn with large patio area, borders with mature plant and shrubs, door leading to Garage and Games Room.

GARAGE with electric rolling door, two single radiators, three double glazed windows to side aspect, and cloakroom with wash hand basin and close coupled WC. Outside lighting and power sockets. Stairs to games room.

GAMES ROOM Two single radiators, two Velux windows, reduced head space, power and lighting.

Tenure The property is Freehold

Council Tax Band E **EPC** To Follow

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Ref MJW/6838





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.