



Mill Field, Sutton, Ely, Cambridgeshire CB6 2QB

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Mill Field, Sutton, Ely, Cambridgeshire CB6 2QB

A three bedroom detached bungalow situated in a small private cul-de-sac in this thriving village. No Upward Chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Family Shower Room
- Off Road Parking
- Gardens to Rear and Side
- Generous Corner Plot
- No Upward Chain

Guide Price: £300,000



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 door to front aspect, radiator.

SITTING ROOM 19'6" x 11'8" (5.95 m x 3.55 m) Dual aspect room with double glazed window front and sliding patio doors to the rear. Two radiators, wall mounted thermostat.

KITCHEN/DINING ROOM 14'11" x 11'10" (4.55 m x 3.60 m) with double glazed door and window to rear. Fitted with an attractive range of wall and base units with work surfaces over, built-in four ring electric AEG hob with built-in electric oven under and pull out extractor canopy over. Plumbing spaces for washing machine and dishwasher, inset 1 & 1/2 bowl sink unit with mixer tap, floor mounted oil boiler, further built-in wall units with space for fridge/freezer.

CONSERVATORY 12'8" x 9'2" (3.87 m x 2.80 m) with double glazed windows and doors, polycarbonate roof, power and lighting.

BEDROOM ONE 12'8" x 12'4" (3.85 m x 3.75 m) with double glazed window to rear aspect, radiator, built-in four door wardrobe with overhead storage and hanging space.

BEDROOM TWO 12'8" x 10'6" (3.85 m x 3.20 m) with double glazed window to side aspect, radiator, built-in three door wardrobe with hanging space and drawers. Radiator.

BEDROOM THREE 12'8" x 8'8" (3.86 m x 2.65 m) Currently in use as a Study with double glazed window to front aspect, radiator.

FAMILY SHOWER ROOM with opaque double glazed window to side aspect. Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle. Tiled surrounds, shaver point, heated towel rail.

EXTERIOR The property is situated on a generous corner plot with off road parking for several vehicles which in turn leads to the single GARAGE with up and over door, personal door to rear garden, power and lighting. As the property lies on a corner plot the gardens to the rear extend to the side where there is a large patio area with established plant and shrub borders. Further area to the rear which is currently used as a potting/workshop area, timber shed and gated access to the front.

Tenure The property is Freehold

Council Tax Band C **EPC** E (50/75)

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

Ref MJW/6707





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.