



**Stimpson Street, Sutton, Ely, Cambridgeshire CB6 2GL**

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## Stimpson Street, Sutton, Ely, Cambridgeshire CB6 2GL

A superb detached home boasting show home standards and occupying a private plot position. A viewing is highly recommended.

- Entrance Hall & Cloakroom
- Triple Aspect Living Room
- Open Plan Kitchen & Family Room
- Utility Room
- Three Bedrooms (One with En-Suite & Dressing Room)
- Bathroom
- Spacious Driveway
- Generous Rear Garden
- Viewing Highly Recommended

**Guide Price: £350,000**





**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, staircase rising to first floor.

**DOWNSTAIRS CLOAKROOM** with low-level WC, wash hand basin, featured wood wall panelling.

**LIVING ROOM** 18'4" x 10'2" (5.59 m x 3.11 m) Triple aspect room with double glazed window to front, two double glazed windows to side and double glazed French door to rear garden. Radiator. Featured wall, TV and fireplace display.

**OPEN PLAN KITCHEN/FAMILY ROOM** 18'4" x 8'10" (5.59m x 2.70m) Dual aspect room with double glazed windows to front and rear. Upgraded finished kitchen which includes 1 & 1/4 stainless steel sink and drainer, fitted with electric hob & oven with extractor hood above, tiled splashbacks, worksurfaces, integral fridge/freezer and dishwasher.

**UTILITY ROOM** with personal door to rear, under stair storage cupboard, integrated washing machine and worktop space.

**FIRST FLOOR LANDING** with double glazed window to rear aspect and radiator.

**BEDROOM ONE** 11'0" x 10'6" (3.36 m x 3.19 m) with double glazed window to front aspect, feature wood panelling and radiator. Door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, low-level WC, and wash hand basin. Double glazed window to front aspect.

**BEDROOM TWO** 10'4" x 9'0" (3.15 m x 2.75 m) with double glazed window to front aspect, feature wood panelling and radiator.

**BEDROOM THREE** 9'1" x 9'1" (2.76 m x 2.76 m) with fitted built-in wardrobes, double glazed window to rear aspect and radiator

**BATHROOM** Fitted with a three piece suite comprising panel enclosed bath with shower above, low-level WC and pedestal wash hand basin. Radiator, and double glazed window to side aspect.

**EXTERIOR** To the left hand side of the property you will find a spacious driveway providing ample off-road vehicular parking. Gated access leads to a generous and well-maintained garden with lawn, extended patio and outbuilding.

**Tenure** The property is freehold

**Council Tax** Band D **EPC** B (83/94)

**Viewing** By Arrangement with Pocock & Shaw  
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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.