



Red Lion Lane, Sutton, CB6 2NE

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Red Lion Lane, Sutton, Ely Cambridgeshire CB6 2NE

An extended and beautifully presented four bedroom detached family home situated in a central village position close to the local amenities.

- Extended Detached House
- Bedroom 1 with dressing room and en-suite
- 3 Further Bedrooms
- Extended Kitchen/ Dining Room
- Sitting Room
- Study
- Utility Room
- Off Road Parking
- Beautiful Landscaped Rear Garden

Guide Price: £425,000



ENTRANCE HALL With double glazed door and window to front aspect, window to the side aspect, stairs to the first floor with under stairs storage.

OPEN PLAN KITCHEN EXTENDING TO DINING ROOM
23' 3" x 22' 11" Overall (7.09m x 6.99m)

KITCHEN 12' 5" x 11' 3" (3.78m x 3.43m)
Fitted with a range of base and wall units with worktop over, 1 1/4 stainless steel sink unit with drainer, wall mounted units and draws, fitted double electric oven, 5 ring gas hob with extractor hood over, integral dishwasher, inset American style fridge/freezer, low level lighting, tiled splash back, double glazed window to front aspect, tiled floor extending through to dining room.

DINING ROOM 14' 9" x 10' 10" (4.5m x 3.3m) With double glazed window to the front aspect, radiator and 2 Velux roof lights.

INNER HALL With door through to utility and leading to study

UTILITY ROOM 7' 8" x 4' 11" (2.34m x 1.5m) With single sink unit and drainer, work surface, base units and wall mounted units, space for free standing fridge, plumbing for washing machine and tumble drier.

CLOAKROOM With low level WC, wash hand basin, tiled flooring, tiled splash back, extractor fan, radiator

STUDY 9' 6" x 8' 8" (2.9m x 2.64m) With laminate flooring, radiator, French doors opening to garden.

LOUNGE 18' 2" x 17' 2" (5.54m x 5.23m) With double glazed French door opening to the rear garden, 2 radiators and wood flooring.

LANDING With double glazed window to side aspect, wall mounted air conditioning unit, airing cupboard with shelving.

BEDROOM ONE 11' 11" x 11' 8" (3.63m x 3.56m) With double glazed window to rear, radiator and archway leading to:

DRESSING ROOM With built in wardrobes, double glazed window to rear aspect, access to loft and door leading to:

ENSUITE A modern 3 piece suite comprising of shower with drench style shower head, low level WC, vanity inset wash hand basin, heated towel rail and double glazed window to rear aspect.

BEDROOM TWO 11' 8" x 11' (3.56m x 3.35m) With built in wardrobes, window to front aspect and radiator.

BEDROOM THREE 11' 8" x 7' 5" (3.56m x 2.26m) Double glazed window to aspect and radiator.

BEDROOM FOUR 8' 9" x 7' 1" (2.67m x 2.16m) With double glazed window to rear aspect with radiator.

BATHROOM Fitted with an attractive modern 3 piece suite comprising bath with shower over, low level WC, vanity inset wash basin with cupboards below, heated towel rail and double glazed window to front aspect.

EXTERIOR To the front of the property there is an extensive block paved driveway providing ample parking and gated access to the side leading to the rear garden. To the rear is a beautifully landscaped garden which has been designed to create an excellent outdoor living area, lawn garden area and established plant and shrub borders. Outside tap.

TENURE This property is freehold.

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

