

£560,000

The Row, Sutton,  
Ely, Cambridgeshire CB6 2PB



**To arrange a viewing call us now on 01354 694900**

Set on an EXCEPTIONAL PLOT and having space and versatility throughout, this fabulous FOUR BEDROOM detached property would make an ideal family home and is offered for sale with NO FORWARD CHAIN. The light and airy rooms create a real sense of space and the rooms flow incredibly well on the ground floor. The accommodation comprises, kitchen/diner, living room, family room, CONSERVATORY, utility and cloakroom. Upstairs there are four good size bedrooms, family bathroom and EN-SUITE shower room. The property has ample OFF ROAD PARKING, double garage and so much more.....!

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#### GROUND FLOOR

##### WC

1.60m (5'3") x 0.89m (2'11")  
Fitted with a low level WC and hand wash basin. Window to side.

##### Kitchen/Dining Room

4.64m (15'3") x 4.20m (13'9")  
Fitted with a quality range of wall and base units housing eye level double electric ovens (NEFF), four ring ceramic hob (BOSCH) with extractor over, space for fridge/freezer, window to front, wooden flooring.

##### Utility

3.94m (12'11") x 2.11m (6'11")  
Fitted with a matching range of wall and base units housing single sink and drainer, plumbing for washing machine and space for tumble drier. Window to rear.

##### Living Room

6.26m (20'6") x 3.77m (12'4")  
Working open fireplace with feature brick surround, dual aspect windows to both front and rear.

##### Family Room

3.94m (12'11") x 3.35m (11')  
Double doors into conservatory

##### Conservatory

4.32m (14'2") x 3.97m (13')  
Brick and upvc construction with double doors out to garden

#### FIRST FLOOR

##### Master Bedroom

4.28m (14') x 3.76m (12'4")  
Window to front, wooden flooring.

##### En-suite

2.30m (7'7") x 0.91m (3')  
Fitted with a single shower cubicle, low level WC and hand wash basin set within vanity unit. Window to side

##### Bedroom 2

4.18m (13'9") x 2.97m (9'9") max.  
Window to rear, wooden flooring.

##### Bedroom 3

4.13m (13'7") max x 2.90m (9'6")  
Window to front, wooden flooring.

##### Bedroom 4

2.73m (8'11") x 2.69m (8'10")  
Window to rear, wooden flooring.

##### Bathroom

3.78m (12'5") x 2.32m (7'7")  
Fitted with a panelled bath, corner shower cubicle, low level WC and hand wash basin. Window to rear.

#### OUTSIDE

The front garden is enclosed by a low level wall and has a variety of small trees and shrubs with the balance laid to lawn. An extensive driveway to one side leads to the double garage which has remote electric door, power and light.

To the rear the well proportioned and established garden is laid mainly to lawn with deep shrub borders, large patio and pond.

#### SERVICES

Mains electricity, water and drainage.

The property has oil fired central heating.

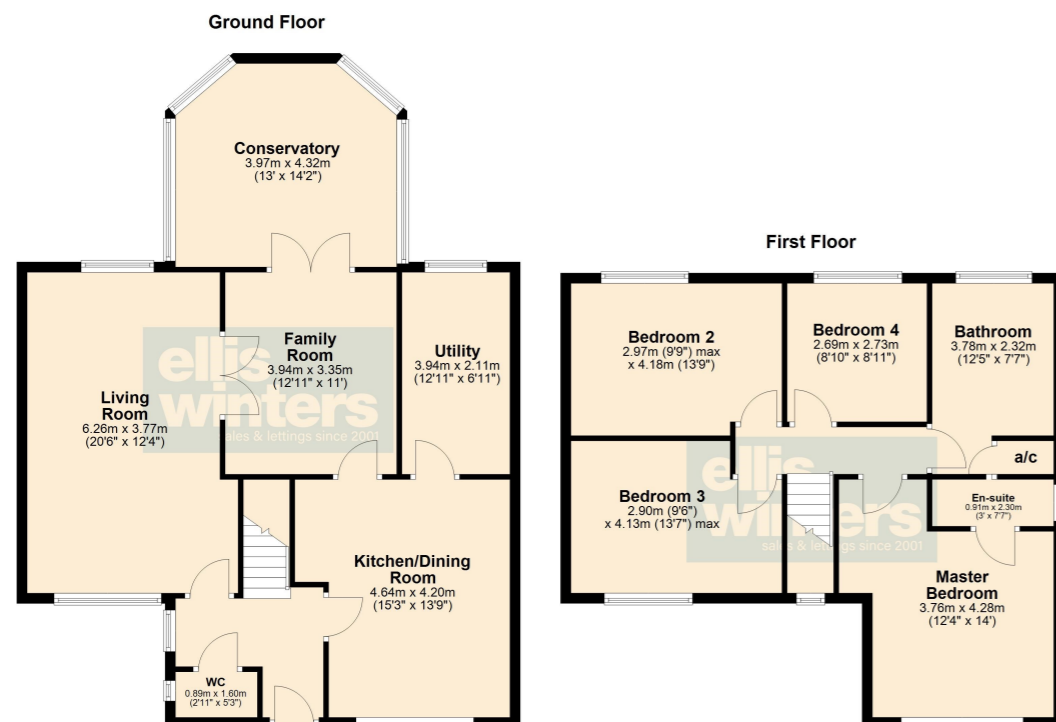
#### TENURE

Freehold

Fenland District Council Tax band E

Energy rating D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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