£485,000

Field Gate, Sutton, Ely, Cambridgeshire CB6 2NT



To arrange a viewing call us now on 01354 694900

Nicely TUCKED AWAY from the hustle and bustle of the village, this delightful four-bedroom home offers spacious and versatile accommodation, making it an ideal choice for a growing family. The ground floor comprises a generous living room with a wood burner, creating a cosy and inviting space to relax, a separate dining room ideal for entertaining, a useful OFFICE for those working from home, a kitchen/breakfast room and a CLOAKROOM. Upstairs, there are four good-sized bedrooms and a family bathroom, with the principal bedroom further benefiting from a larger-than-average EN-SUITE. Occupying a generous plot, the property enjoys ample off-road parking and a double GARAGE, with plenty of outside space for the whole family to enjoy. Combining well-proportioned accommodation with a tucked-away village setting, this lovely home has much to offer and viewing is highly recommended to fully appreciate the space and versatility available.

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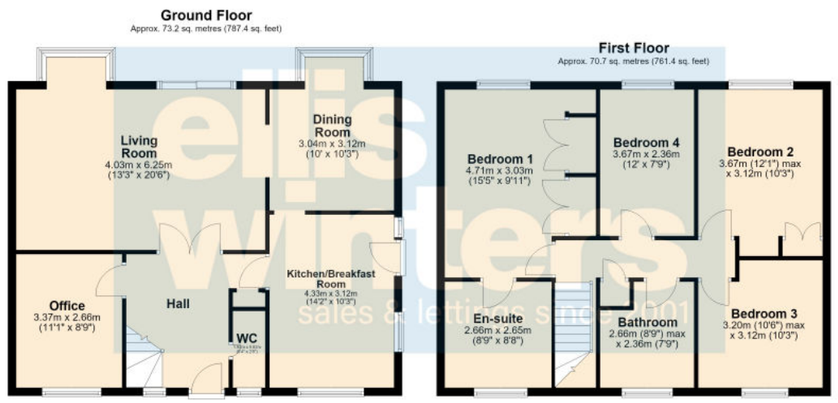
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Total area: approx. 143.9 sq. metres (1548.9 sq. feet)

GROUND FLOOR

Living Room
6.25m (20'6") x 4.03m (13'3")
Box bay window to rear, double doors out to garden, fireplace housing wood burning stove.

Dining Room
3.12m (10'3") x 3.04m (10')
Box bay window to rear, open plan to living room.

Kitchen/Breakfast Room
4.33m (14'2") x 3.12m (10'3")
Fitted with a matching range of wall and base units housing range style cooker, space for fridge/freezer, plumbing for washing machine and dishwasher, breakfast bar, windows to both front and side, door out to garden.

Office
3.37m (11'1") x 2.66m (8'9")
Window to front.

WC
1.92m (6'4") x 0.82m (2'8")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1
4.71m (15'5") x 3.03m (9'11")
Window to rear, fitted wardrobes.

En-suite
2.66m (8'9") x 2.65m (8'8")
Fitted with a corner shower cubicle, low level wc and hand wash basin set within vanity unit. There are also base storage units and window to front.

Bedroom 2
3.67m (12'1") max. x 3.12m (10'3")
Window to rear, fitted wardrobe.

Bedroom 3
3.20m (10'6") max. x 3.12m (10'3")
Window to front.

Bedroom 4
3.67m (12') x 2.36m (7'9")
Window to rear.

Bathroom
2.66m (8'9") max. x 2.36m (7'9")
Fitted with a corner bath which has mixer tap shower, low level wc and hand wash basin. Window to front.

OUTSIDE

The front of the property is enclosed by hedging and a five bar gate encloses a block paved driveway that leads to a large area of additional parking and the double garage 4.88m (16') x 5.30m (17'5") which has standard up and over door, power and light.

To the rear, the garden has patio area with the balance laid to lawn.

FURTHER INFORMATION

Services
Mains electricity, water and drainage. The property has oil fired central heating.

Freehold
East Cambridgeshire Council tax band D
Energy rating TBC

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
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