



**STIMPSON STREET, SUTTON, CB6**

Guide Price: £335,000

**Carter Jonas**

# STIMPSON STREET, SUTTON, CB6

A well-presented three-bedroom detached home located in the award winning village of Sutton-in-the-isle.

- Ely City Centre - approx. 6 miles
- Ely Train Station - approx. 7.2 miles
- St Ives - approx. 10.5 miles
- Cambridge City Centre - approx. 19 miles

The property was built in 2021 and benefits from the remainder of the 10 year NHBC warranty.

Upon entering, you are welcomed by a light entrance hall with w/c. Tiled flooring is carried through to the generous open-plan kitchen/dining room, with shaker style kitchen and oak effect worktops, creating a warm yet contemporary look. Integrated appliances include fridge/freezer, oven, gas hob, and dishwasher.

Off the kitchen is a useful utility room with integrated washing machine, additional storage and worktop, and a good size cupboard.

The living room is triple aspect, creating a bright yet relaxing space, and french doors open onto the south-facing garden bringing the outside in.

Upstairs, the property benefits from three good size double bedrooms, the largest of which enjoying an en-suite shower room. The main bathroom sits central to the gallery landing which makes the space feel light and open.

There is a driveway to the left of the property for two cars, with side gate into the garden for added convenience.

To the rear of the property is the established south-facing garden with generous patio area for both dining and relaxing. A border of mature plants and trees creates privacy and shade, offering a tranquil space to enjoy the sunshine.

Additional Information:

Services: All mains connected

Local Authority: East Cambridgeshire District Council  
Council Tax: Band D

Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330

**AN IMMACULATELY PRESENTED AND WELL-LAID OUT THREE BEDROOM DETACHED HOME WITH SOUTH-FACING GARDEN, LOCATED IN THIS WELL-SERVED VILLAGE WITH EXCELLENT TRANSPORT LINKS TO ELY, CAMBRIDGE AND LONDON.**



## AMENITIES

- Detached three-bedroom home
- Dedicated Utility Room
- 5 Years Remaining on NHBC Warranty
- Integrated Appliances
- Established & private south-facing garden
- Excellent Access to Ely Train Station
- Three generous bedrooms
- En-suite to principal bedroom
- Driveway Parking

**TENURE** Freehold

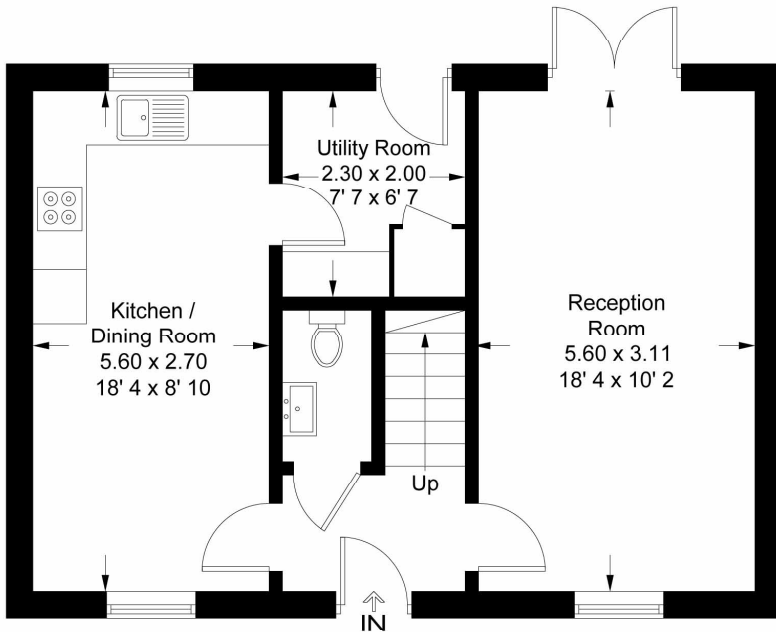
**LOCAL AUTHORITY** East Cambridgeshire District Council

**EPC BAND B**

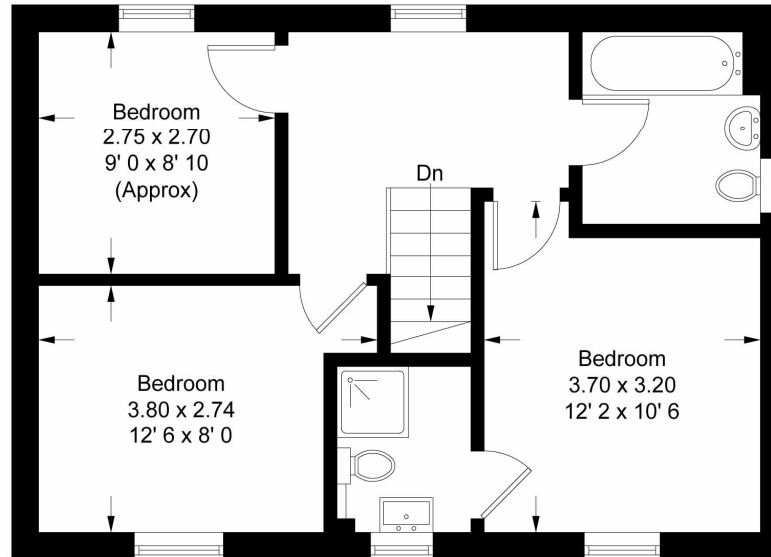


# Stimpson Street

Approximate Gross Internal Area = 982 sq ft / 91.2 sq m



**Ground Floor**  
493 sq ft / 45.8 sq m



**First Floor**  
489 sq ft / 45.4 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Cambridge New Homes 01223 403330**

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**IMPORTANT INFORMATION**

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