



14 Mill Field, , CB6 2QB

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We are pleased to present this lovely 3 bedroom home set in the popular village of Sutton. Sutton is situated off the A142 about 6 miles west of Ely. The village provides a range of shopping facilities within the High Street including a post office, butchers and general store. There is also a playgroup and primary school within the village with secondary education available at nearby Witchford

The front door leads to a large sitting room with windows to front and stairs to 1st floor. There is a good size storage cupboard in here as well. Inner hallway with coats cupboard leads to bedroom 3 (a double) with window to garden and further on a downstairs bathroom with WC, basin and bath. As you continue around, there is the kitchen/diner with gas hob and oven and space for fridge freezer and washing machine. There is a side door offering access to the enclosed rear garden and shed and side access to the front of the house.

The first floor offers a great size double bedroom with built-in storage, Air con unit and an ensuite bathroom with a further single bedroom giving another usable room. There is off-road parking to the front of the house (EV Charger) with front and rear gardens.

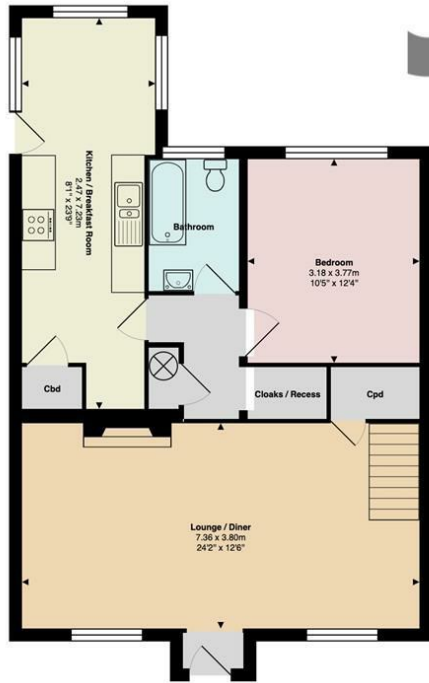
The house has double glazing and gas central heating and air-conditioning to the top floor. EPC C Council Tax B

Features

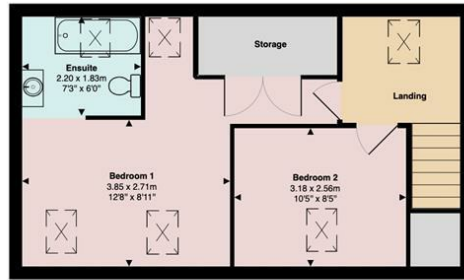




14 Millfield Sutton Cambs CB6 2QB



Ground Floor



First Floor

About 107.2 m² ... 1153 ft²

All dimensions / floor plans are approximate and should not be relied upon.

TENURE

SERVICES

Water, Electricity and Drainage.

LOCAL AUTHORITY

East Cambs D C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B		84	(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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