

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



44c The Orchards, Sutton, CB6 2PX
Asking Price £275,000





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



- Modern Detached Bungalow Situated off a No-Through Road
- 3 Bedrooms & Bath/Shower Room
- Well Presented Throughout
- Upvc Sealed Unit Double Glazing
- Fully Enclosed Garden to Rear
- Altered & Superbly Refurbished by the Present Owners
- 2 Reception Rooms & Cloakroom
- Gas Heating (New Boiler Fitted 2023)
- Off Road parking to Front
- Viewing Highly Recommended



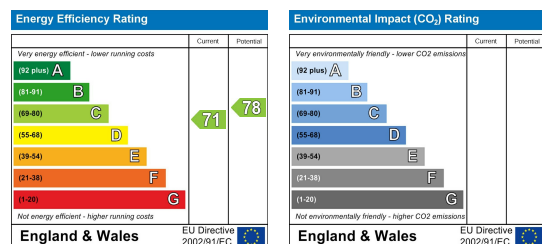
A modern detached bungalow situated at the end of quiet no through road which has been extensively altered and superbly updated by the present owners. Well presented throughout the property includes 2 reception rooms, kitchen with integrated appliances comprising double oven, gas hob, extractor fan, fridge/freezer and dishwasher, 3 bedrooms, cloakroom and a stylish bath/shower room. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. A block paved area to the front of the bungalow provides off road parking and there is pedestrian access to both sides of the property to a fully enclosed garden to the rear which includes an area of lawn, decked terrace and large shed.

The Council Tax rating is currently Band C and the EPC rating is currently Band C.

Sutton is a well served village with a good range of facilities including a primary school, hairdressers, public house, various take-away's, doctors surgery, pharmacy, convenience store and Co-op, all of which are within close proximity of the property.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/validated.tidying.professed>



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.