



Croftwood, Sutton, Ely, Cambridgeshire CB6 2NB

www.pocock.co.uk



Croftwood, Sutton, Cambridgeshire CB6 2NB

An exceptional, detached family home offering accommodation exceeding 2100 ft.² which includes four double bedrooms, two reception rooms, open plan kitchen/dining room, utility room, En-suite, family bathroom, cloakroom and generous garden with attractive countryside views.

- Reception Hall & Cloakroom
- Fitted Kitchen/Dining Room & Utility Room
- Living Room & Family Room
- Four Good Size Bedrooms (One with En-Suite)
- Updated Family Bathroom
- Front Garden & 80ft Rear Garden
- Off Street Parking
- Gas Central Heating & Double Glazing
- Attractive Countryside Views

Guide Price: £610,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

RECEPTION HALL With door to front aspect, staircase rising to first floor and stairs down to lower level (Living Room).

CLOAKROOM With low-level WC, wash hand basin, double glazed window to side aspect and underfloor heating.

KITCHEN/DINING ROOM 15'9" x 11'3" (4.81 m x 3.44 m) With one and a quarter sink unit and drainer. Fitted with a range of matching units including wall mounted units, base units and drawers, two electric ovens, five ring gas hob with tiled splashbacks. Integrated dishwasher, three double glazed windows and under floor heating.

UTILITY ROOM 9'11" x 6'9" (3.02 m x 2.06 m) With single sink unit and drainer. Base units, space for freestanding American style fridge freezer and door leading to rear garden.

FAMILY ROOM 15'6" x 13'7" (4.72 m x 4.14 m) With projected cinema screen, window to rear aspect, two radiators and door leading to storage area with electric rollover door opening to driveway.

LIVING ROOM (LOWER LEVEL) 16'10" x 15'10" (5.12 m x 4.83 m) Double French doors opening to rear garden with double glazed windows either side. Wooden flooring, under floor heating, bespoke fitted alcove storage cupboards and shelving.

BEDROOM ONE (MID LEVEL) 16'10" x 15'10" (5.13m x 4.83m) With double glazed window to rear aspect having far reaching countryside views. Radiator, bespoke fitted built in wardrobes and drawers, door to:-

EN-SUITE SHOWER ROOM With shower cubicle, drencher size showerhead and shower attachment, low-level WC, pedestal wash hand basin, towel rail /radiator, double glazed window to side aspect.

FIRST FLOOR LANDING Double glazed window to front aspect and double glazed window to rear aspect with far reaching countryside views. Radiator, airing cupboard housing water tank and shelving providing useful additional storage

BEDROOM TWO 15'10" x 14'7" (4.83 m x 4.45 m) With double glazed window to rear aspect with far reaching countryside views and radiator.

BEDROOM THREE 15'9" x 11'3" (4.81 m x 3.44 m) With double glazed window to side aspect. Radiator.

BEDROOM FOUR 10'2" x 8'1" (3.09 m x 2.46 m) With double glazed window to rear aspect with countryside views. Radiator.

UPDATED FAMILY BATHROOM With freestanding bathtub with shower attachment, separate walk-in shower cubicle, low-level WC, pedestal wash hand basin, tiled surrounds and towel rail/radiator.



EXTERIOR To the front of the property is a driveway providing off-road vehicle parking. gated leads to a generous rear garden with a paved patio, timber decking, lawn with borders comprising a variety of plants and shrubs.

FRONT STORAGE AREA 14'4" x 3'7" (4.36 m x 1.10 m) with electric up and over roller door to driveway.

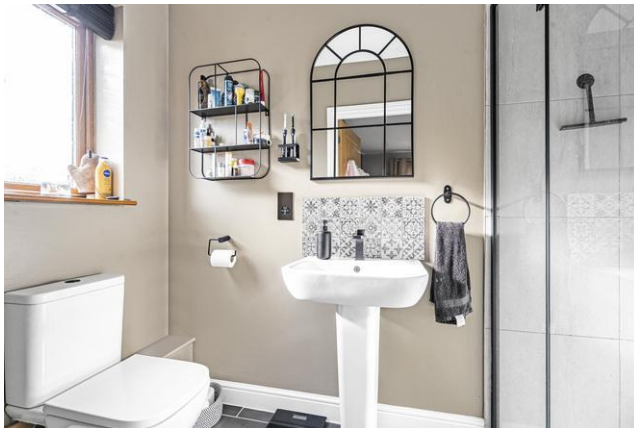
Tenure - The property is Freehold

Council Tax - Band E

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7545



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



**Approximate Gross Internal Area 2139 sq ft - 198 sq m
(Including Garage)**

Lower Level Area 317 sq ft – 29 sq m
Ground Floor Area 743 sq ft – 69 sq m
Mid Level Area 317 sq ft – 29 sq m
First Floor Area 762 sq ft – 71 sq m



Mid Level



First Floor



Lower Level



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Pocock + Shaw

