

**ENTRANCE HALL** Window to side, stairs to first floor, radiator, laminate flooring.

**KITCHEN** 8' 10" x 8' 6" (2.71m x 2.6m) Window to front, range of high and low level cupboard units, plumbing and space for washing machine and dishwasher, built-in oven and four ring gas hob, one and a half stainless steel sink unit with mixer tap, extractor hood, radiator.

**GROUND FLOOR CLOAKROOM** 5' 6" x 3' 11" (1.7m x 1.2m) Low level wc and pedestal wash hand basin, extractor fan, radiator.

**LOUNGE/DINER** 16' 11" x 12' 4" (5.18m x 3.78m) Sliding doors to conservatory, under stairs storage cupboard, two radiators, laminate flooring.

**CONSERVATORY** 11' 11" x 9' 6" (3.65m x 2.91m) French doors to the rear garden, laminate flooring.

**STAIRS TO FIRST FLOOR LANDING** Loft access, airing cupboard housing the hot water cylinder, radiator.

**BEDROOM ONE** 12' 5" x 9' 8" (3.79m x 2.96m) Window to rear, radiator.

**ENSUITE** 5' 7" x 4' 11" (1.71m x 1.51m) Low level wc, pedestal wash hand basin and shower cubicle, mirrored bathroom cabinet, extractor fan.

**BEDROOM TWO** 12' 5" x 8' 5" (3.80m x 2.57m) Window to front, radiator

**LOBBY** 9' 10" x 8' 3" (3.00m x 2.54m) Window to front, radiator.

**BEDROOM THREE** 11' 6" x 8' 3" (3.52m x 2.53m) Window to rear, radiator

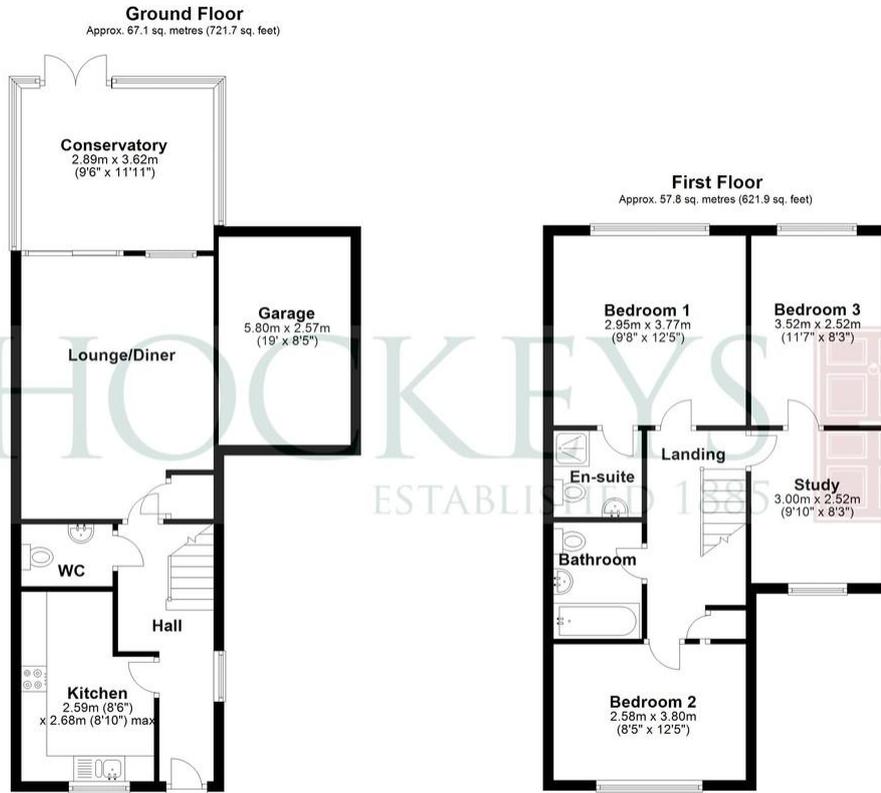
**GARDENS AND PARKING** Single garage 5.80 x 2.57 up and over door, light and power connected, wall mounted gas fired boiler.

The rear garden is mainly laid to lawn with raised flower beds at the borders, patio seating area, timber garden shed.



LOCATION AND FACILITIES Conveniently located 19 miles from the university city of Cambridge and 6 miles to Ely, with train access to London. This popular Cambridgeshire village has wonderful open countryside surrounding it, with far reaching views and walks along the river, a range of shops along the historic High Street, three public houses, a primary school, doctors surgery, pharmacy, butchers, Indian and Chinese take aways, hairdressers, cricket ground and pavilion and a multi sports facility. Residents are of a broad demographic and the village has a strong sense of community.





Total area: approx. 124.8 sq. metres (1343.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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ESTABLISHED 1885





8 The Southernns,  
Sutton, Ely, CB6 2PQ

£260,000 Freehold

Situated in a quiet cul-de-sac, this semi-detached house benefits from three double bedrooms - master with ensuite, a lounge/diner opening to a conservatory, kitchen, cloakroom and an integral garage.

Outside there is a rear garden with patio and driveway providing parking.



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