



The Orchards, Sutton, CB6 2PX
£285,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A chain free, three bedroom linked detached bungalow located in a quiet cul de sac location. Three bedrooms or two with a separate dining room, a lounge/diner and shower room. With a private south facing garden and garage and driveway alongside.

INTERIOR

The accommodation comprises a spacious entrance hall, sitting room with doors opening out to the rear garden. The kitchen comprises a range of wall and base units with integrated double oven and electric hob. The main bedroom is to the front of the property, bedrooms two or three could be easily used as a separate dining room. The shower room comprises shower cubicle with suite.

EXTERIOR

To the front of the property is a gravel driveway leading up to the garage. The garage has an electric up and over door, has power/lighting and door leading out to the rear. To the rear there is an enclosed south facing garden, patio area leading to flower beds bordered with shrubs. There is a greenhouse (included in the sale) and two sheds (to be negotiated separately if would like included) and gated side access leading to the front.



KEY FEATURES

- Chain Free
- Energy Rating D
- Two/Three Bedrooms
- Close to amenities
- Garage
- Six Miles to Ely and Train Station
- South Facing Garden
- Quiet Cul De Sac Location





LOCATION

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 and a range of shops along the historic High Street.

There are 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.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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Floor Plan

Approx. 56.3 sq. metres (605.6 sq. feet)



Total area: approx. 56.3 sq. metres (605.6 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority
 East Cambs District Council

Council Tax Band C
 2022/2023 Annual £1,826

Services
 Mains gas and electricity

Transport Links
 Access to A10
 Ely Train Station – 7.5 miles
 Regular bus service

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.