



Plot 7, Mill Field

Sutton, Ely, Cambs, CB6 2PZ

Guide Price £365,000



Description

Currently under construction on a small development of just 9 homes, this 3-bedroom detached home benefits double glazing, air source heating with underfloor to the ground floor, air conditioning to the first floor and solar panels with inverter. The well-appointed kitchen has a range of fitted appliances including Oven, Fridge/Freezer, Hob, Extractor, Microwave Oven and Dishwasher. There is also a WC, Ensuite and bathroom with shower over. There are two allocated parking spaces to the rear with an EV charging point.

Hallway

Stairs to first floor. Double glazed window to front elevation.

WC

Low level WC. Wash basin in vanity unit with cupboard under. Heated towel rail.

Living Room - 6.45m x 3.61m (21'1" x 11'10")

Dual aspect with double-glazed window to the front aspect and double-glazed Patio/French doors to the rear garden.

Kitchen/Diner - 5.89m x 3.85m (19'3" x 12'7")

Range of units at base and wall level with integrated appliances including oven, electric hob, extractor over, fridge/freezer, microwave oven, dishwasher and sink with mixer tap. Double-glazed windows to front and rear aspects. Double-glazed door to rear garden. Door to understairs storage cupboard.

Landing

Airing cupboard.

Bedroom 1 - 3.87m x 3.85m (12'8" x 12'7")

Double-glazed window to the front aspect. Radiator. Air conditioning vent. Built-in wardrobe/storage. Door to:

Ensuite

Shower cubicle. Wash basin on vanity unit with cupboard under. Low level WC. Double-glazed window to the front aspect.

Bedroom 2 - 3.69m x 3.61m (12'1" x 11'10")

Double-glazed window to the front aspect. Radiator. Air conditioning vent. Built-in wardrobe/storage.

Bedroom 3 - 2.67m x 2.46m (8'9" x 8'0")

Double-glazed window to the rear aspect. Radiator. Air conditioning vent.

Bathroom - 2.43m x 1.92m (7'11" x 6'3")

Double glazed window to the rear aspect. Panelled bath with mixer tap and shower attachment. Low level WC. Wash basin in vanity unit. Heated towel rail. Tiled splash areas.

Outside

Rear garden will be turfed and have a patio and timber fencing. There are two allocated parking spaces to the rear.

General Specifications include:

Double glazing throughout

Air Source heating with underfloor to the ground floor and radiators/towel rails to the first floor.

Air conditioning to the first floor.

Kitchens and Utilities will have a range of integrated appliances dependant on plot including ovens, microwave, electric hob, extractor, fridge/freezer and dishwasher.

Bathrooms, En-suites and cloakrooms will have a choice of tiling (subject to build stage)

Lighting will have a combination of pendant lighting and spotlights.

Gardens will have a patio and be turfed.

Ten-year Building Warranty with Advantage

Two allocated parking spaces to the rear with EV charging point..

Solar panels with inverter (provision for battery)

NOTE: Room measurements have been taken from working drawings and may differ slightly when the property is build complete. They are a guide only - First build completions onsite are expected January 2026.





Floor Plan – Plot shown is 6. Plot 7 is handed.



Total area: approx. 111.6 sq. metres (1200.8 sq. feet)

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

Predicted Energy Efficiency Graph

