



Plot 9, Mill Field

Sutton, Ely, Cambs, CB6 2QB

Guide Price £475,000



Description

Currently under construction on a small development of just 9 homes, this 4 bedroom detached home benefits from 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 Double Ovens, Fridge/Freezer, Hob, Extractor, Microwave and Dishwasher. There is also a Study, WC, Utility, Ensuite and dressing area. There is single garage with EV charging point and parking and a good-sized rear garden.

Hallway - 0m x 0m (0'0" x 0'0")

Stairs to the first floor. Two Storage cupboards.

WC - 1.95m x 1.06m (6'4" x 3'5")

Low level WC. Wash basin with mixer tap and cupboard under. Heated towel rail.

Study - 2.6m x 2.43m (8'6" x 7'11")

Double glazed window to the front aspect.

Living Room - 6.89m x 3.39m (22'7" x 11'1")

Dual aspect room with patio/French doors to the rear garden.

Kitchen/Diner - 6.21m x 3.15m (20'4" x 10'4")

Dual aspect room with patio/French doors to the rear garden and a range of units at base and wall level with work surfaces over incorporating a sink with mixer tap and integrated appliances including fridge /freezer, double ovens, microwave oven, hob, extractor and dishwasher. Door to Utility.

Utility Room - 2.92m x 2.39m (9'6" x 7'10")

Units at base and wall level with work surfaces. Sink with mixer tap. Plumbing for washing machine. Double glazed window and door to the rear garden.

Landing - 4.65m x 2.01m (15'3" x 6'7")

Bedroom 1 - 4.41m x 3.41m (14'5" x 11'2")

Double glazed window to the front aspect.

Dressing - 2.39m x 1.57m (7'10" x 5'1")

Double glazed window to the rear aspect. Door to:

Ensuite - 2.23m x 1.72m (7'3" x 5'7")

Walk-in double width shower. Low level WC. Wash basin on vanity unit with mixer tap and cupboards under. Heated towel rail. Double glazed window to the rear aspect.

Bedroom 2 - 6.21m x 3.18m (20'4" x 10'5")

Dual aspect double glazed windows to the front and rear aspects. Radiators

Bedroom 3 - 2.63m x 2.5m (8'7" x 8'2")

Double glazed window to the front aspect. Radiator.

Bedroom 4 - 2.63m x 2.28m (8'7" x 7'5")

Double glazed window to the front aspect. Radiator.

Bathroom - 2.88m x 2.3m (9'5" x 7'6")

Panelled bath. Low level WC. Wash basin in vanity unit with cupboards under. Heated towel rail. Double glazed window to the rear aspect.

Outside

The front garden is laid to turf with a path to the covered entrance. The rear garden has a patio and will be turfed. There is a single garage with parking to the drive for 2 further vehicles. There are visitor parking spaces to the rear.

Property Information.

Local Council is East Cambridgeshire District Council

The property is Freehold, of timber framed construction and energy efficient.

Flood risk is very low.

Mains water, electric and drainage utilities are connected. Heating is Air Sourced.

The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

Estimated Broadband Speeds are: Standard 17mbps, Superfast 58mbps & Ultrafast 1800mbps

Specifications include:

Double glazing throughout

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

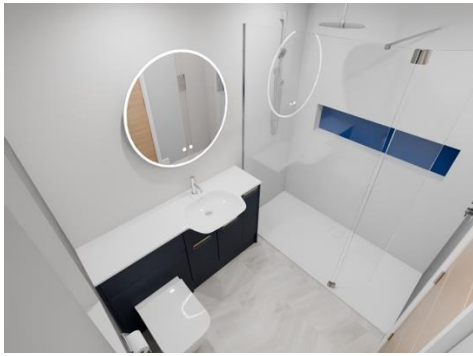
Garage to plots 8 & 9 with EV charging point.

Air conditioning to the first floor

3Kw Solar panels and inverter.

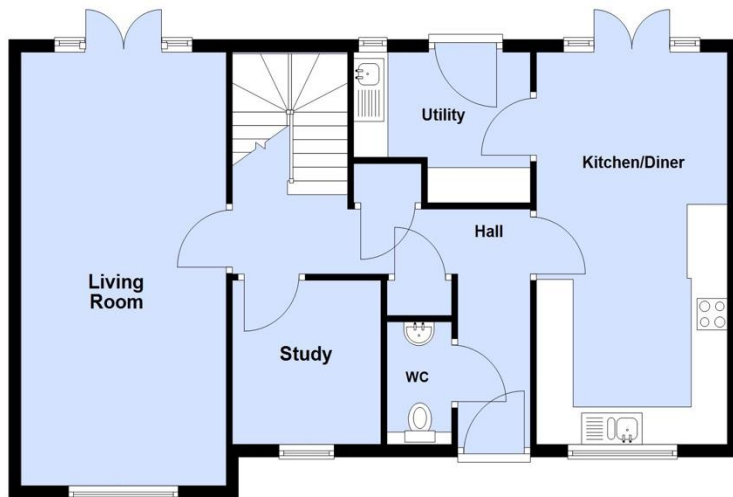
NOTE: Room measurements have been taken from working drawings and may differ slightly when the property is build complete. They are a guide only - First build completions onsite are expected January 2026.





Ground Floor

Approx. 74.9 sq. metres (806.7 sq. feet)



Floor Plan

First Floor

Approx. 74.9 sq. metres (806.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Predicted Energy Efficiency Graph

Most energy efficient - lower running costs

