



## Plot 5, Mill Field

Sutton, Ely, Cambs, CB6 2QB

**Guide Price £300,000**



## Description

Currently under construction on a small development of just 9 homes, this 2-bedroom detached chalet style home benefits from double glazing, solar panels with inverter, air source heating with underfloor to the ground floor and air conditioning to the first floor. The well-appointed kitchen has a range of integrated appliances including electric oven, Fridge/Freezer, Hob, Extractor, Microwave, Dishwasher and Washing machine. There is also a WC, Dining Room, Good sized dual-aspect living room and two double bedrooms. There are two allocated parking spaces to the rear with an EV charging point.

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

Stairs to first floor. Built-in storage cupboard and understairs storage.

### WC - 1.82m x 0.94m (5'11" x 3'1")

Low level WC. Wash basin in vanity unit with mixer tap and cupboards under. Heated towel rail.

### Living Room - 5.66m x 3.39m (18'6" x 11'1")

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

### Kitchen - 2.76m x 2.54m (9'0" x 8'4")

Double glazed window to the front aspect. Range of units at base and wall level with work surfaces including a sink with mixer tap. Integrated appliances to include Electric oven with hob above and extractor over, Fridge/freezer, dishwasher, washing machine and microwave. Opening to:

### Dining Room - 3.5m x 3.04m (11'5" x 9'11")

French/patio doors to the rear garden

### Landing - 0m x 0m (0'0" x 0'0")

### Bedroom 1 - 4.04m x 3.39m (13'3" x 11'1")

Double glazed window to the front aspect and double-glazed Velux skylight window to the rear aspect.

### Bedroom 2 - 4.04m x 3.18m (13'3" x 10'5")

Double glazed window to the front aspect and double-glazed Velux skylight window to the rear aspect.

### Bathroom - 2.1m x 1.7m (6'10" x 5'6")

Panelled bath with mixer tap and shower attachment. Low level WC. Wash basin in vanity unit with mixer tap and cupboards under. Heated towel rail.

### Outside

Rear garden has a patio and will be turfed. There are two allocated 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  
Underfloor heating to ground floor – Airconditioning to first floor.

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.

### General 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

Two allocated parking spaces to the rear.

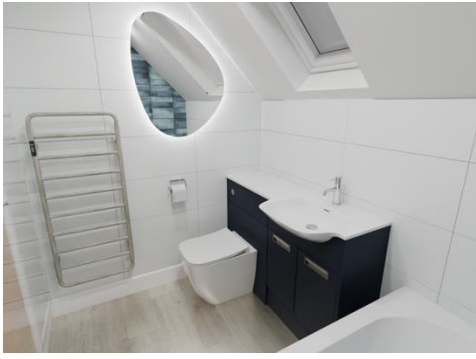
Air conditioning to the first floor.

EV Charging Point

Solar Panels to the roof with 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 March 2026.

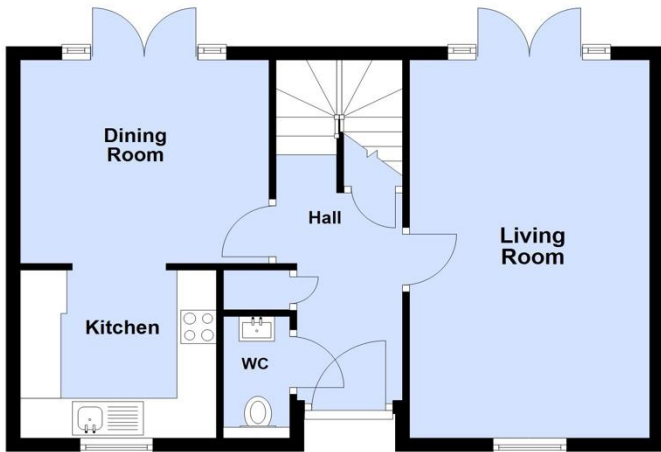




## Floor Plan

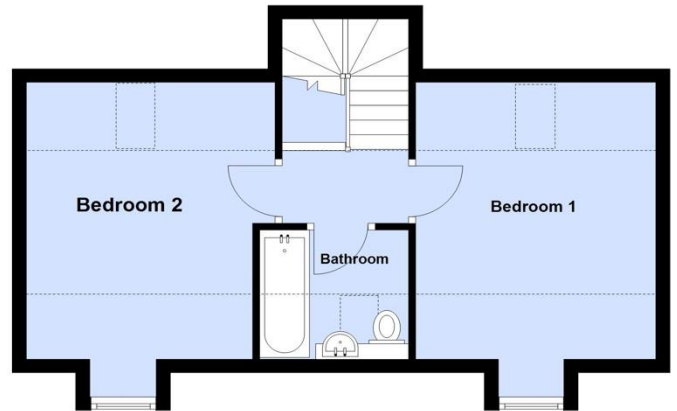
### Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 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

### Energy Efficiency Rating

Most energy efficient - lower running costs

