

Let 365 sales

HIGH STREET,
Sutton, Ely



- Detached 5 Bedroom Family Home
- 5 Good Size Bedrooms
- Study/Playroom Or Garage
- Good Size Enclosed Garden
- En-suite
- Stunning Views To The Rear
- Parking For 4/5 Cars



High Street
Sutton, Ely, CB6 2NW

Guide Price £390,000

Large Detached Family Home In The Desirable Village Of Sutton. 5 Bedrooms, 2 Bathrooms, Split Level Lounge And Dining Room, Kitchen Breakfast Room, Utility Room, Garage/Study-Playroom, Enclosed Garden, Off Road Parking For 4/5 Cars, Stunning Views To The Rear. Viewings 9am-9pm 7 Days A Week.

Lower Lounge 21' 4" x 12' 4" (6.50m x 3.75m)

Upper Dining Room Area 11' 1" x 12' 4" (3.37m x 3.75m)

Kitchen Breakfast Room 11' 10" x 11' 7" (3.60m x 3.53m)

Utility Area 11' 7" x 5' 5" (3.53m x 1.65m)

Study/Playroom 15' 4" x 11' 2" (4.68m x 3.41m)

Cloakroom

Master Bedroom 12' 6" x 13' 6" (3.80m x 4.12m)

En-suite

Bedroom 2 14' 3" x 11' 5" (4.35m x 3.47m)

Bedroom 3 11' 9" x 11' 3" (3.58m x 3.44m)

Bedroom 4 12' 3" x 12' 4" (3.74m x 3.75m)

Bedroom 5 8' 4" x 6' 1" (2.53m x 1.86m)

Family Bathroom

Outside

To The Rear Is A Good size Enclosed Garden, Laid To Lawn With Shrub Borders And Patio Area. To The Front Is Access To The Integral Garage And Hardtanding For 4/5 Vehicles



Total area: approx. 192.3 sq. metres (2069.6 sq. feet)

97 High Street, Sutton

Energy Performance Certificate

97, High Street, Sutton, ELY, CB6 2NW

Dwelling type: Detached house
Date of assessment: 25 February 2014
Date of certificate: 25 February 2014

Reference number: 0643-2895-6520-9624-9365
Type of assessment: RdSAP, existing dwelling
Total floor area: 181 m²

Use this document to:

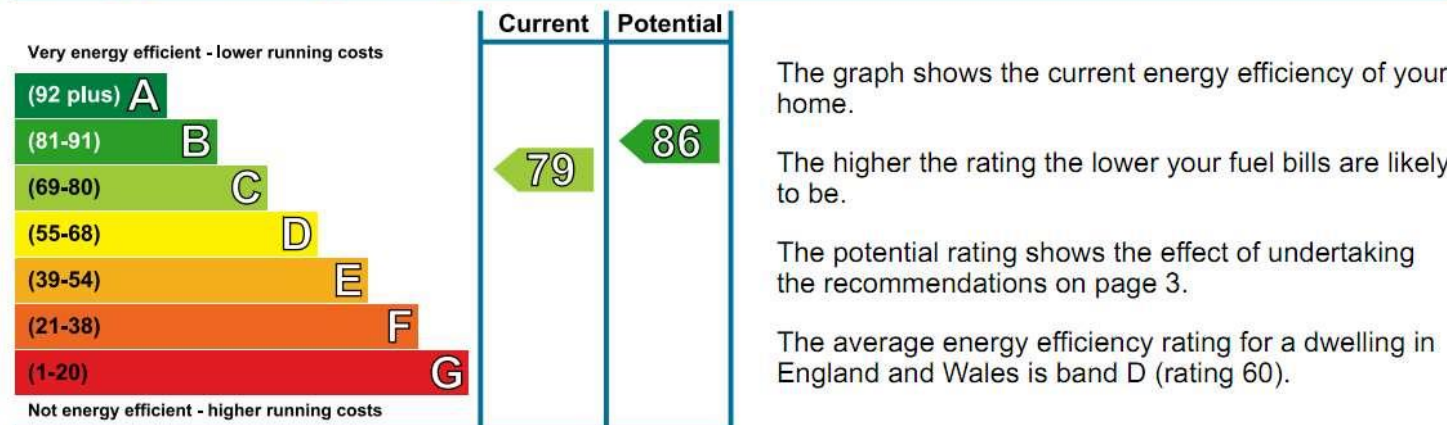
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,514
Over 3 years you could save	£ 129



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 312 over 3 years	
Heating	£ 1,848 over 3 years	£ 1,857 over 3 years	
Hot Water	£ 354 over 3 years	£ 216 over 3 years	
Totals	£ 2,514	£ 2,385	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 129	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 759	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.