



5 The America, Sutton  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£595,000

## 5 The America

Sutton, Ely

This beautifully presented 5 bedroomed detached house was built in 2023 and finished to a high specification combining contemporary living with spacious accommodation.

Comprises entrance hall, cloakroom, study, stunning open plan kitchen/dining/living space with high quality fittings and doors onto a south facing terrace, utility, five bedrooms with two having en-suites and superb countryside views, and a spacious bathroom.

Outside there is a well maintained and private south facing garden, driveway and a garage.

Benefits include underfloor heating to the ground floor with radiators to first floor and double glazing throughout.

To fully appreciate the space on offer and stylish finish of this individual family home a viewing is highly recommended.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



## 5 The America

Sutton, Ely

- Beautifully Presented Detached House
- 5 Bedrooms (2 En-suite)
- Stunning Open Plan Kitchen/Dining Room Leading Into Lounge
- Separate Utility & Study
- Well Maintained South Facing Garden
- Driveway & Garage
- Built in 2023 And Finished To A High Specification
- Underfloor Heating To Ground Floor









### Entrance Hall

With door to front, stairs to first floor, underfloor heating.

### Cloakroom

With built in WC, vanity unit with wash basin, double glazed window to side, underfloor heating.

### Study

With double glazed window to front, underfloor heating.

### Kitchen/Dining/Living

A superb open planning kitchen/dining/living space comprising:  
Kitchen - With double glazed window to rear, fitted with a range of contemporary painted storage units and drawers with quartz worksurfaces and undermounted sink, built in electric oven, combination microwave oven, induction hob with extractor, dishwasher, full height fridge and freezer, underfloor heating.

Dining - With two sets of double glazed French doors onto rear terrace, underfloor heating. Living - With electric flame effect fire, double glazed window to side, television point, underfloor heating.

### Utility

With door to outside, base level storage units, tall cupboards, worksurfaces and sink, plumbing for washing machine, space for tumble dryer, door to garage, underfloor heating.

### Landing

With access to loft, cupboard housing the hot water cylinder, radiator.

### Bedroom 1

With double glazed window and French doors with Juliet balcony providing a superb elevated view across countryside, radiator. Walk through dressing area with fitted wardrobes and radiator.

### En-suite

With large walk in shower, built in WC and vanity unit with wash basin, double glazed window to side, heated towel rail.



### Bedroom 2

With double glazed window to rear providing a most attractive view across countryside, fitted wardrobes and drawers, radiator.

### En-suite

With walk in shower, built in WC and vanity unit with wash basin, double glazed window to side, heated towel rail.

### Bedroom 3

With double glazed window to front, radiator.

### Bedroom 4

With double glazed window to front, radiator.

### Bedroom 5

With double glazed window to front, radiator.

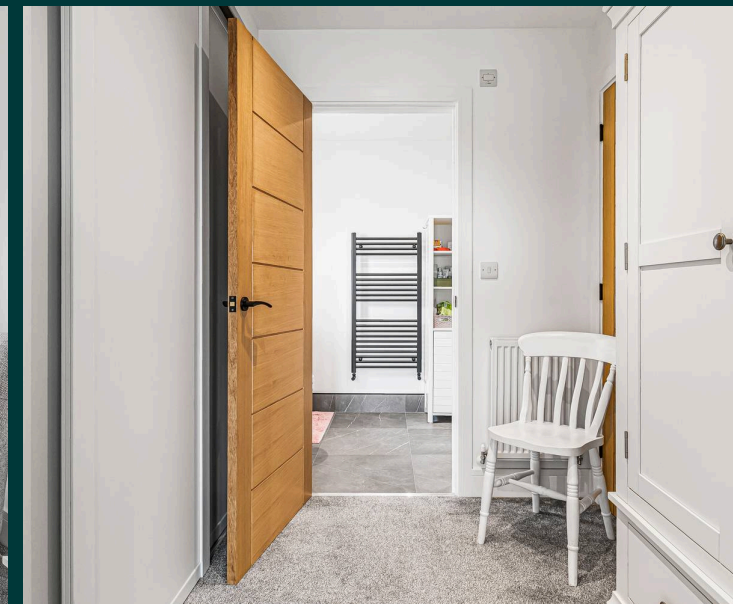
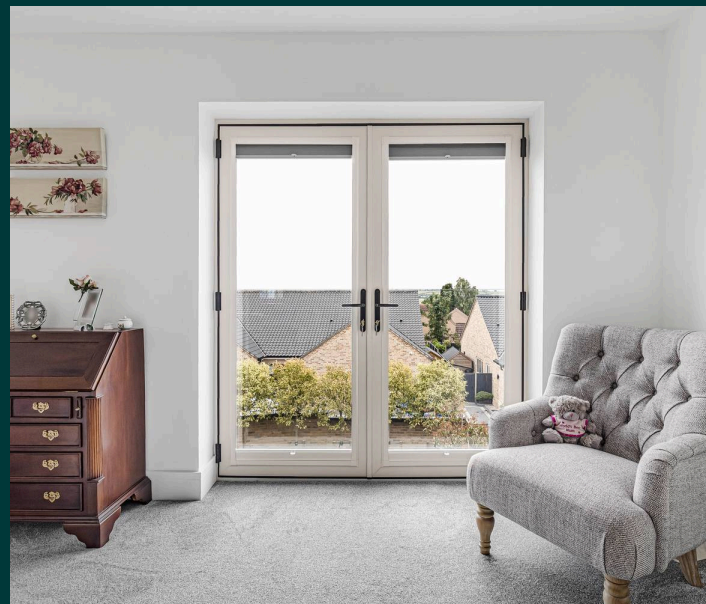
### Bathroom

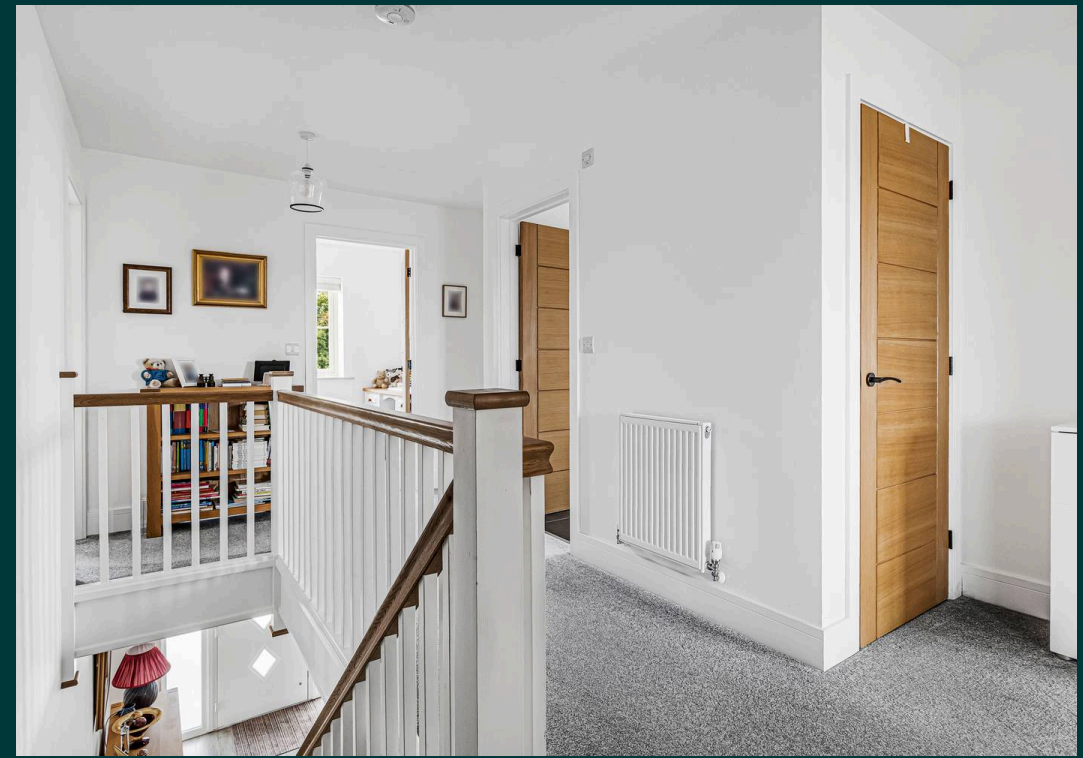
With suite comprising built in low level WC and vanity unit with wash basin, bath, separate shower, double glazed window to side, heated towel rail.

### Outside

Adjoining the rear of the house is a raised south facing terrace with two aluminium pergolas creating a perfect outdoor seating area. Steps lead down to the lawned garden which is partly walled and offers a good degree of privacy being screened by small trees. A path leading alongside the house leads out to the front.

To the front there is a spacious driveway enclosed by wrought iron railings which leads to a garage with electric roller shutter door.







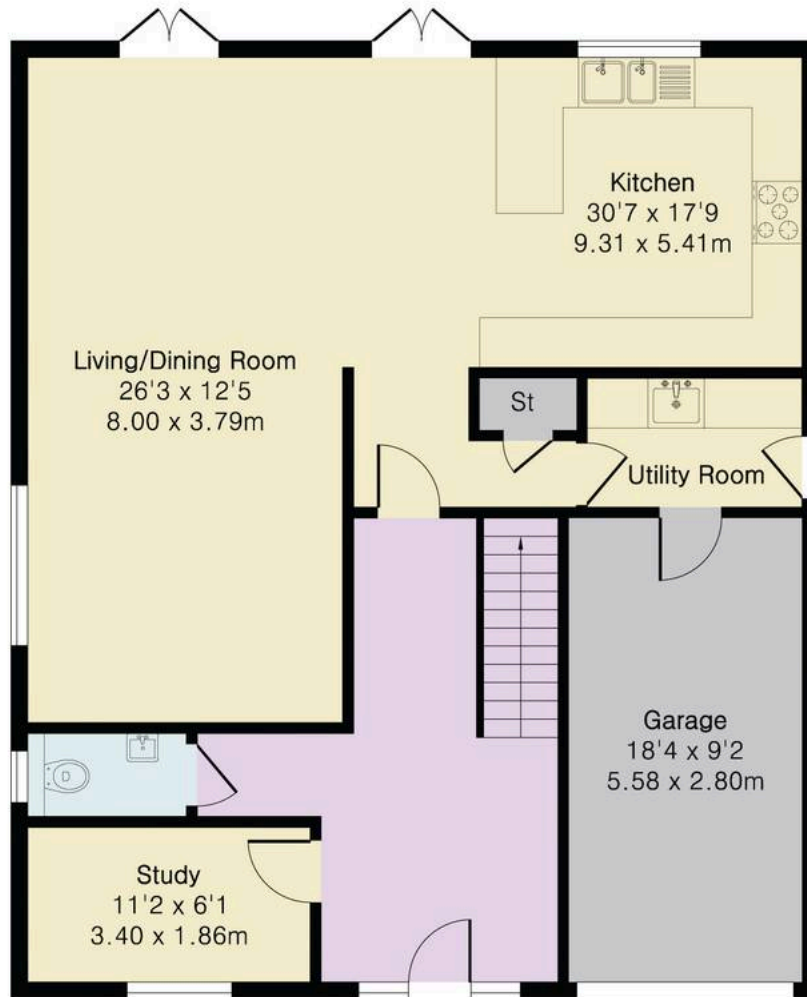




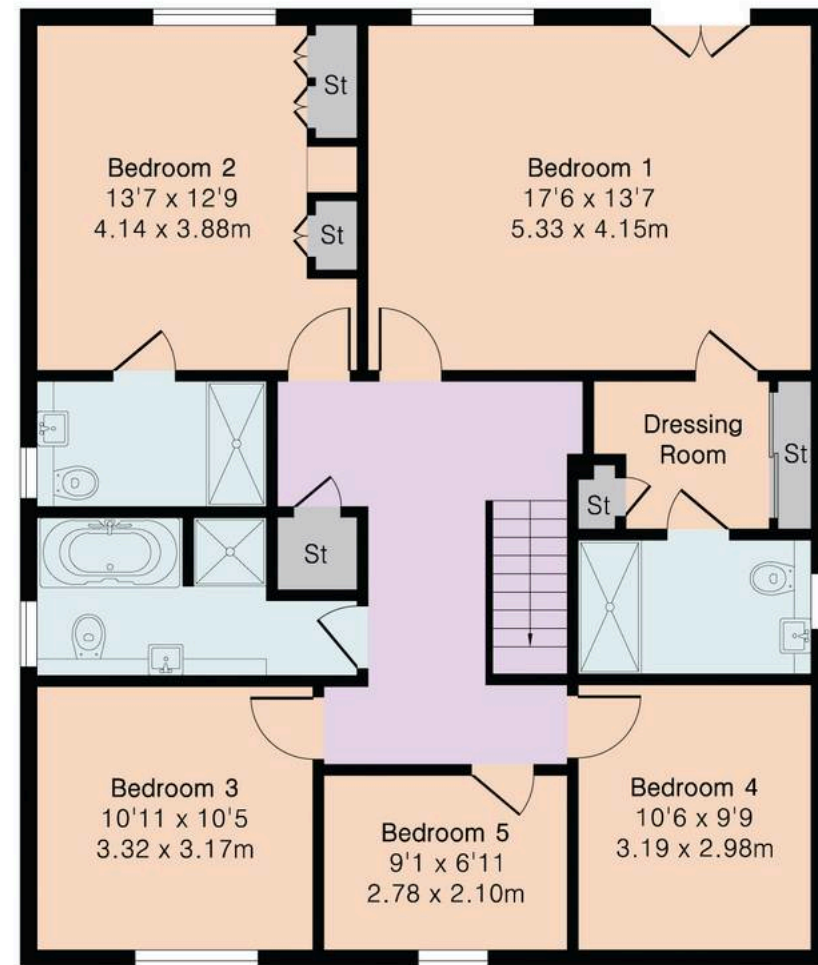
**Approximate Gross Internal Area 2228 sq ft - 208 sq m  
(Including Garage)**

Ground Floor Area 1114 sq ft – 104 sq m

First Floor Area 1114 sq ft – 104 sq m



Ground Floor



First Floor



## Richard Booth Estate Agents

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