



1 Seamark Drive, Sutton
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£260,000

1 Seamark Drive

Sutton, Ely

A stylishly presented semi detached house comprising spacious lounge, cloakroom, kitchen/dining room with fitted appliances, two double bedrooms (one en-suite) and bathroom. Outside there is a south facing rear garden and driveway.

The property benefits from gas central heating and the lounge and principal bedroom have air conditioning. This is an ideal first time buy and viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Stylishly Presented Semi Detached House
- 2 Double Bedrooms (1 En-suite)
- Spacious Lounge
- Kitchen/Diner With Fitted Appliances
- Air Conditioning In Lounge & Bedroom 1
- South Facing Rear Garden & Driveway
- Gas Central Heating







Lounge

With double glazed window and door to front, stairs to first floor with understairs storage area, built in cupboard, air conditioning/heating unit, underfloor heating.

Inner Hall

Cloakroom

With low level WC, vanity unit with wash basin, heated towel rail.

Kitchen/Diner

With double glazed window and French doors to rear, fitted with a range of units and drawers with matching worksurfaces, sink unit and drainer, integrated dishwasher and washing machine, electric oven, hob and extractor hood, understairs cupboard with shelving, panelled feature wall, cupboard housing the gas boiler, radiator.

Landing

With access to loft, double glazed window to side.

Bedroom 1

With double glazed window to rear, air conditioning/heating unit, radiator.

En-suite

With shower cubicle, low level WC, wash basin, heated towel rail.

Bedroom 2

With double glazed window to front, double and single wardrobes, radiator.

Bathroom

With low level WC, wash basin, bath with shower above, heated towel rail.

Agents Note

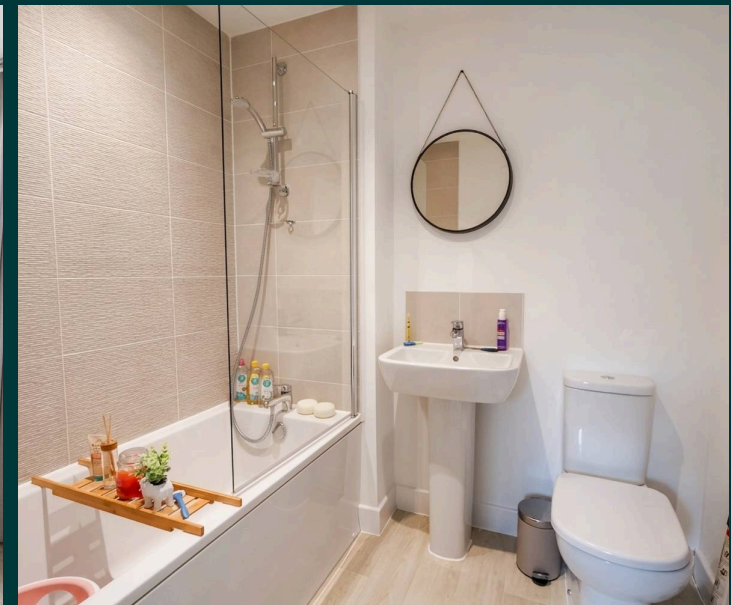
There is an estate management fee of £300 per annum



Outside

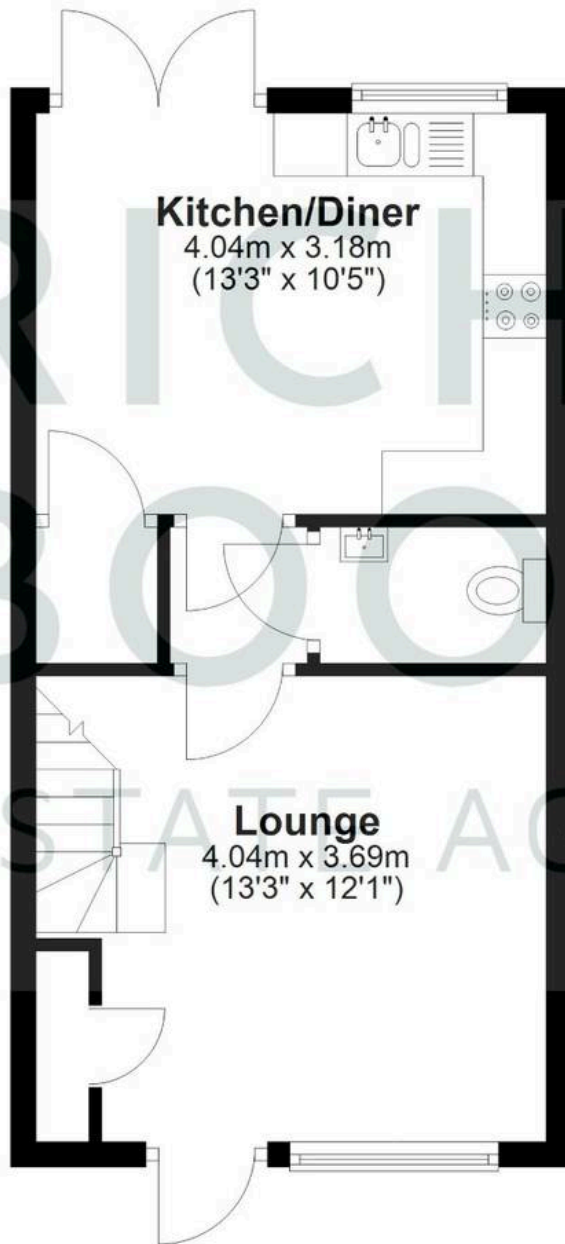
To the rear there is a south facing garden with a patio and decking, lawn, planted border and shed.

Running alongside the house is a driveway providing spacious off street parking.



Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Kitchen/Diner

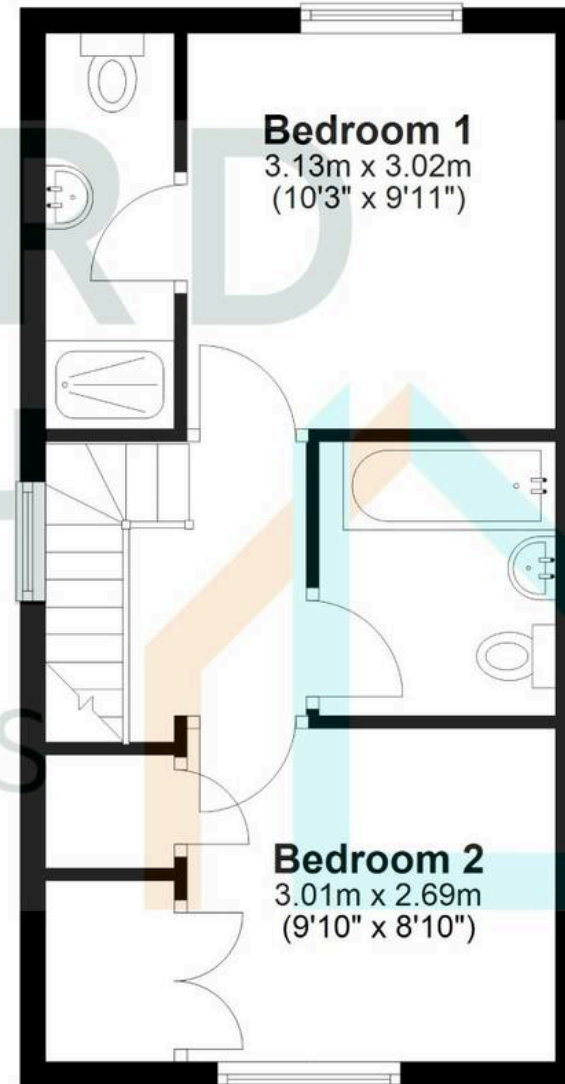
4.04m x 3.18m
(13'3" x 10'5")

Lounge

4.04m x 3.69m
(13'3" x 12'1")

First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Bedroom 1

3.13m x 3.02m
(10'3" x 9'11")

Bedroom 2

3.01m x 2.69m
(9'10" x 8'10")

Total area: approx. 66.5 sq. metres (715.5 sq. feet)



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