



5 Elizabeth Court, Sutton

Ely



Minors & Brady

## 5 Elizabeth Court

Sutton, Ely

Set along a peaceful cul-de-sac in the village of Sutton, this beautifully presented detached bungalow offers bright, adaptable living spaces and a welcoming atmosphere from the moment you arrive. Thoughtfully arranged reception rooms, including a generous living room with garden access, a formal dining room and a light-filled garden room, create an easy flow for everyday living and entertaining. The well-appointed kitchen provides space for both cooking and casual dining, while three versatile bedrooms offer comfort and flexibility, supported by an en-suite to the principal bedroom and a modern family bathroom. Outside, the wrap-around garden brings together lawned areas, a patio, an ornamental fish pond and planted borders, forming an inviting setting for time outdoors. With off-road parking, an integral garage and strong kerb appeal, this is a home designed for those seeking a relaxed, well-connected village lifestyle.



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- Beautifully presented detached bungalow positioned down a quiet, residential cul-de-sac in the village of Sutton, Ely
- Showcasing 1,421sqft of spacious and flexible accommodation that can easily adapt to your lifestyle preferences and interior style
- Suitable choice for downsizers, families or those that require a single-level layout
- Approximately 8-10 miles from the cathedral city of Ely, offering a wide range of amenities and links to surrounding towns/cities
- Strong kerb appeal with a landscaped front garden, a brick-weave driveway providing off-road parking and an integral garage for storage use
- 25ft living room accentuated by a decorative fireplace and sliding doors that open out to the garden, inviting relaxation and entertaining
- Formal dining room for gatherings, with an arched opening leading into the light-filled garden room, which extends the reception space whilst framing panoramic views of the garden
- 23ft kitchen fitted with cabinetry, an integrated double oven, an induction hob and areas for your own appliances/breakfast table
- Three bedrooms offering comfort and privacy, with the flexibility to have a study or guest room, complemented by an en-suite to the principal bedroom and a modern family bathroom
- A private, wrap-around garden featuring a laid to lawn, a patio for outdoor seating, an ornamental fish pond and planted beds around the borders



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## The Location

Situated in the highly sought-after village of Sutton, this well-proportioned family home enjoys a fantastic location close to local schools and a wide range of everyday amenities.

The village offers a welcoming community atmosphere and an excellent selection of facilities including a Co-Op, convenience store, doctor's surgery, post office, takeaways, restaurants and schooling, making it ideal for families and professionals alike.

Sutton is surrounded by beautiful open countryside, providing an abundance of scenic walks and outdoor leisure opportunities right on the doorstep. For those needing to commute, the historic Cathedral City of Ely is approximately 8-10 miles away and offers an extensive range of shopping, dining and leisure facilities, together with excellent road and rail connections to Cambridge, London and beyond.

Combining village living with convenience and connectivity, this is a wonderful opportunity to enjoy a spacious home in a desirable and well-served location.



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A beautifully presented detached bungalow set along a quiet cul-de-sac in the village of Sutton, Ely, this home offers a gentle, considered way of living with spacious interiors that adapt effortlessly to different routines and personal tastes. Its landscaped frontage and brick-weave driveway create an inviting arrival, complemented by an integral garage for everyday convenience.

Inside, the entrance hall introduces a bright, uplifting atmosphere that carries throughout the home. The living room is a wonderfully comfortable space, centred around a decorative fireplace and sliding doors that open directly to the garden, a setting that encourages slow mornings, relaxed evenings and easy hosting.

For occasions that call for a more defined setting, the dining room provides a welcoming space for gatherings. An arched opening leads into the light-filled garden room, where wide views of the outdoors create a calm backdrop to everyday life. This additional reception area lends itself to reading, hobbies or simply enjoying the natural light as it shifts throughout the day.

The generous kitchen is designed to support both practicality and comfort, with fitted cabinetry, an integrated double oven and induction hob, alongside space for appliances or a breakfast table. It's a room that works seamlessly around daily rhythms, from quick weekday meals to leisurely weekend cooking.



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Three well-proportioned bedrooms offer flexibility for different lifestyles, whether you prefer a dedicated study, guest accommodation or a peaceful personal space. The principal bedroom features its own en-suite, fitted with a shower cubicle, hand wash basin and toilet. A modern family bathroom serves the remaining rooms, complete with a bathtub, hand wash basin and toilet.

Outside, the wrap-around garden feels thoughtfully arranged and wonderfully private. A lawned area, patio for outdoor seating, ornamental fish pond and planted borders create an inviting setting for time outdoors, whether you're entertaining or enjoying a quiet moment in the fresh air.

With its adaptable layout, welcoming atmosphere and village location, this is a home that supports a relaxed, enjoyable lifestyle while offering the comfort and ease of a well-designed bungalow.

### Agents Note


This property will be sold freehold.

Connected to mains water, electricity and drainage.

Air source heating system, installed 18 months ago.

Disclaimer: This property is subject to a restrictive covenant prohibiting the stationing or use of caravans or mobile homes, and any prospective purchaser must ensure compliance with this condition.

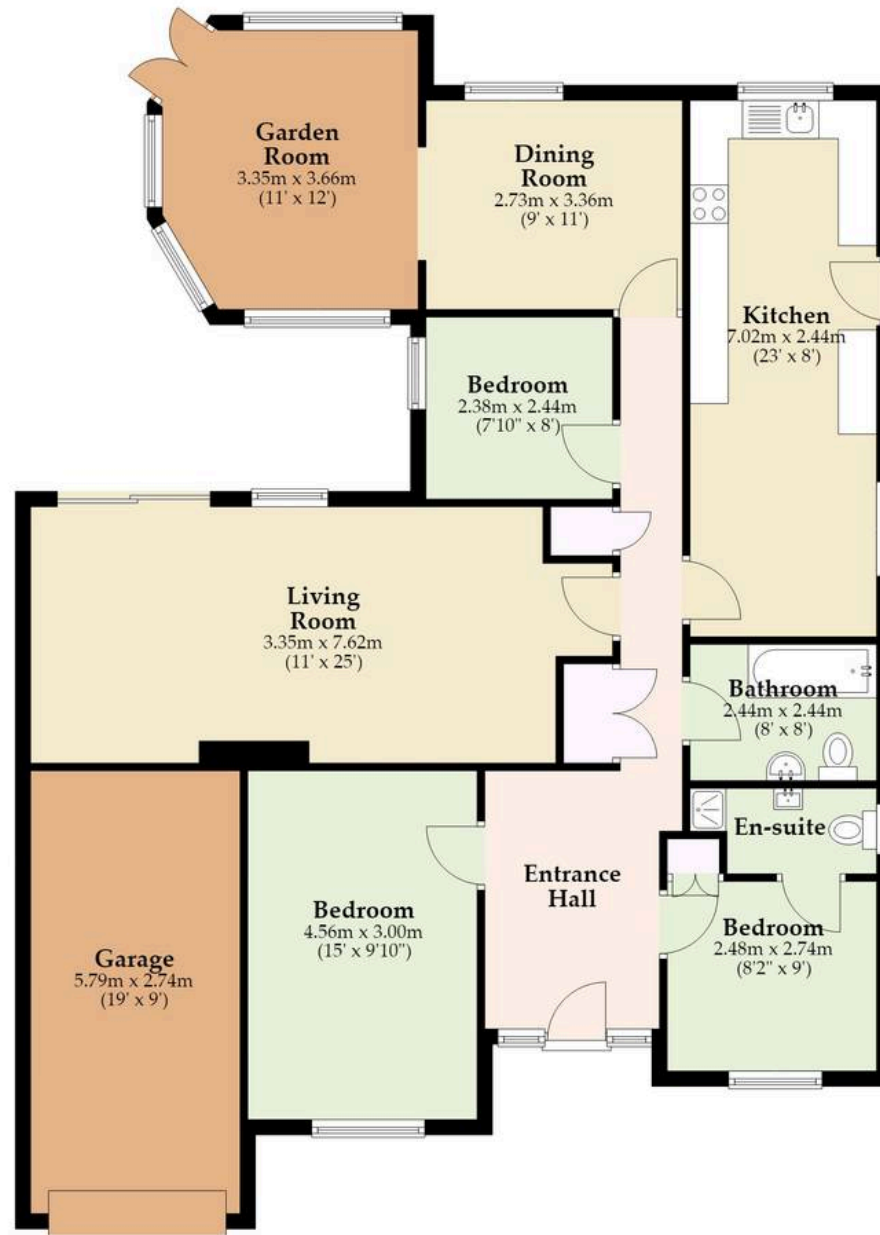


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	91	96
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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## Ground Floor

Approx. 132.0 sq. metres (1421.2 sq. feet)



Total area: approx. 132.0 sq. metres (1421.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Minors & Brady  
*Your home, our market*



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