



Sutton Road, Mepal, CB6 2AQ

CHEFFINS

Sutton Road

Mepal,
CB6 2AQ

- Substantial Executive Detached Family Home
- Village Location
- 5 Good Sized Bedrooms with 2 Ensuites Plus Family Bathroom
- Off Road Parking for 2/3 Cars
- Generous Kitchen / Diner / Family Room with Bi-folds to the Garden
- Landscaped Gardens to Rear
- Freehold / Council Tax Band E / EPC Rating C

Cheffins are delighted to bring to the market this fully refurbished, executive, detached family home nestled on Sutton Road in the charming village of Mepal. This impressive detached house offers a perfect blend of space, comfort and modern living.

The property has been fully updated by the owners and has a premium feel throughout. The property features a lovely Kitchen/Diner/Family Room across the back of the house with a well equipped Kitchen featuring integrated appliances. There is a formal Lounge, Utility /Garage Store, ground floor Cloakroom, 5 good sized Bedrooms to the first floor, 2 of which feature Ensuite Shower Rooms plus a Family Bathroom. Outside the property is a mainly laid to lawn front Garden partially enclosed by hedgerows leading to a Garage Store with electric roller door, whilst the rear offers a landscaped mainly laid to lawn Garden with mature shrubs and trees, sunken patio, a further sun patio and gated access.

This property is a rare find, combining modern comforts with a spacious layout in a desirable location. It is an excellent opportunity for those seeking a bespoke, spacious home and can potentially be offered for sale with no forward chain. Do not miss the chance to make this wonderful property your new home!

5 3 2

Guide Price £650,000





LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

HALLWAY

Door to front, stairs leading to first floor, window to front and understairs storage cupboard.

KITCHEN / DINER / FAMILY ROOM

With 2 sets of bi-fold doors to the rear providing access to the Garden. The Kitchen area has been refitted with a range of base and wall units, cupboards and drawers with complimentary Quartz worksurfaces over, double butler sink, double range style oven with extractor hood over, integrated dishwasher, integrated fridge / freezer, integral wine fridge, breakfast bar, window to rear and underfloor heating throughout. Door leading through to:

UTILITY / GARAGE STORE

Range of base units with work surfaces over, stainless steel sink with mixer tap over, plumbing for a washing machine, wall mounted boiler and controls and a radiator.

LOUNGE

Bay window to the front, inset log burner and underfloor heating.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC, vanity wash hand basin, window to the front and a heated towel rail.

FIRST FLOOR

Window to the front, radiator, access to the loft and storage cupboard.

BEDROOM 1

Two windows to the front as well as two skylights to the side, radiator. Leads through to:

DRESSING AREA

Fitted wardrobes, leads through to:

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower, low level WC and a floating vanity wash hand basin, skylight to the side, two windows to the front, heated towel rail and an extractor fan.

BEDROOM 2

Window to the rear and a radiator. Door to:

ENSUITE

Built in wardrobe, window to the front and fitted with a three piece suite comprising of low level WC, floating wash hand basin and a walk in shower, extractor fan and heated towel rail.

BEDROOM 3

Window to the rear and a radiator.

BEDROOM 4

Window to the rear and a radiator.

BEDROOM 5

Window to the front and a radiator.

FAMILY BATHROOM

Fitted with a two piece suite comprising of floating wash hand basin, panelled bath with shower over and shower screen, heated towel rail, window to the front and extractor fan.

OUTSIDE

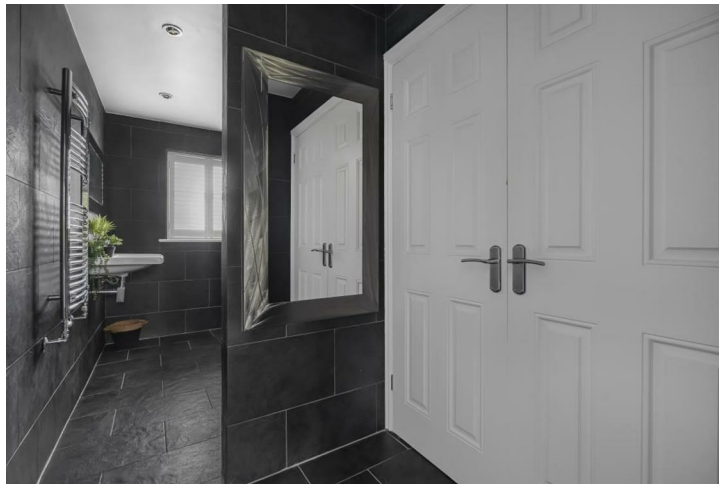
The property to the front is a mainly laid to lawn garden with a driveway providing off road parking for 2-3 cars and leads through to the Garage Store area. There are hedgerows to the front adding to the

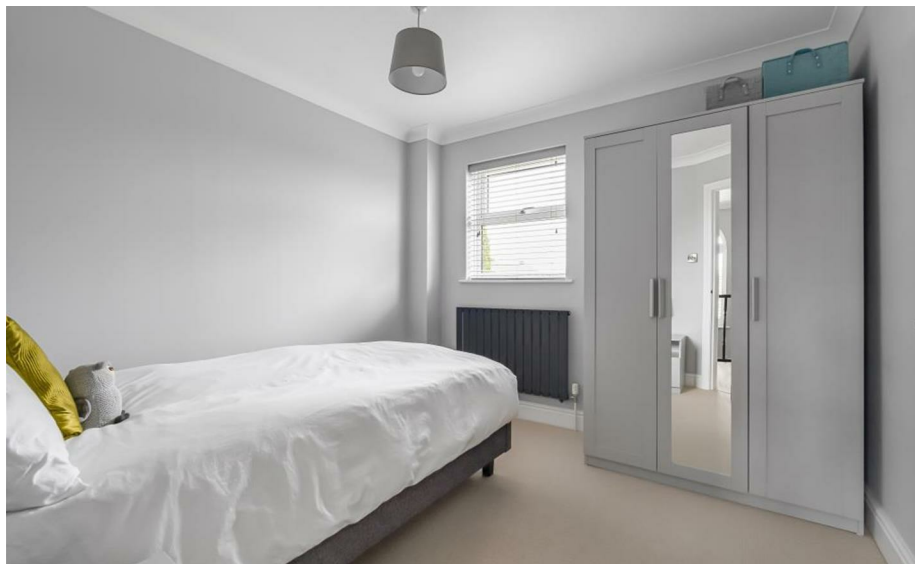
privacy of the property. The rear of the property has landscaped mainly laid to lawn east facing gardens with a sunken paved patio with a further sun patio to the rear with mature shrubs and trees to the borders, timber shed and gated access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









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

Guide Price £650,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council







Approximate Gross Internal Area = 200 sq m / 2153 sq ft
(Including Utility / Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1191454)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

