

Witcham Road, Mepal, CB6 2AF

CHEFFINS

CHEFFINS

Witcham Road

Mepal,
CB6 2AF

4 2 1

Offers In Excess Of £475,000

- No Forward Chain
- Bespoke Built Detached Family Home
- Double Garage And Ample Off Road Parking
- 4 Large Double Bedrooms
- En-Suite Shower Room
- Utility Room
- Large Lounge / Diner With Bifolds
- Generous Rear Garden
- Freehold / Council Tax D / EPC D



AN ABSOLUTE STUNNER! This immaculate detached family home situated in a semi rural location between the villages of Mepal & Witchford.

The property has been hugely improved by the current owners and offers generous accommodation including 4 large double bedrooms (1 currently used as a family room), a large lounge/diner with bi-folds to the rear garden, a well equipped kitchen, separate utility room, family bathroom, en-suite shower room and an extra shower in the utility room.

Outside is a large front garden with generous gravel driveway providing ample off road parking for multiple vehicles and leading up to a double garage. The rear offers a mainly laid to lawn garden with large patio, raised veg patches, shrubs trees and plants to borders and gated access.

The property further benefits from being offered for sale with NO FORWARD CHAIN!

To fully appreciate the amount of luxurious accommodation and space available, we highly recommend an early viewing.









LOCATION

Mepal is a small village situated approximately 8 miles West of Ely and approximately 18 miles North of Cambridge. Facilities include a primary school and a post office/shop. A well respected independent school and mainline station to London and Cambridge can be found in Ely together with the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

ENTRANCE PORCH
With double glazed floor to ceiling window to front, door to side, matching side panels and door leading to the entrance hall.

ENTRANCE HALLWAY
With loft access and radiator.

BEDROOM 1
With bay window to front, ceiling fan, radiator.

ENSUITE SHOWER ROOM
Fitted with a three-piece suite comprising low-level WC, vanity wash hand basin and a shower cubicle, heated towel rail, extractor fan and window to the side.

FAMILY ROOM / BEDROOM 4
With bay window to front, two radiators, exposed wood flooring, fireplace with multi-fuel burner with brick hearth and surround.

BEDROOM 2
With bay window to side, radiator.

BEDROOM 3
With window to the rear, radiator and door to side providing access to the garden.

FAMILY BATHROOM
Fitted with a three piece suite comprising low level WC. wash hand basin, an L-shaped bath with shower over and shower screen, window to the rear, extractor fan and airing cupboard.

KITCHEN
Fitted with a bespoke range of basin wall units, cupboards and drawers with work surfaces over, double butler sink, space for a range oven, integral dishwasher, integral microwave, integral fridge freezer, window to side. Door to pantry with radiator.

UTILITY / SHOWER ROOM
Fitted with base units with work surfaces over, stainless steel sink, window to rear, door to the rear providing access to the garden, plumbing for a washing machine, space for a tumble dryer, shower cubicle and a radiator.

CLOAKROOM
With low level WC and window to the side.

LIVING ROOM / DINING ROOM
With bifold to the rear and door to side both providing access to the garden, window to the side, two radiators and door to garage.

OUTSIDE
To the front of the property is a mainly laid to lawn front garden with gravel driveway providing off-road parking for multiple vehicles leading up to the integral double garage with two electric up and over doors with power and light connected.

To the rear is a mainly laid to lawn garden fully enclosed by timber fencing with gated access to the front, generous paved patio and raised flower beds with mature shrubs and plants.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

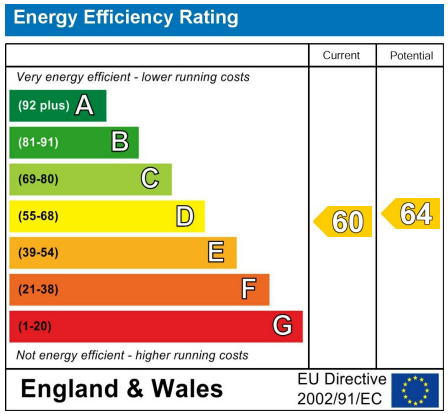








CHEFFINS











Offers In Excess Of £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council

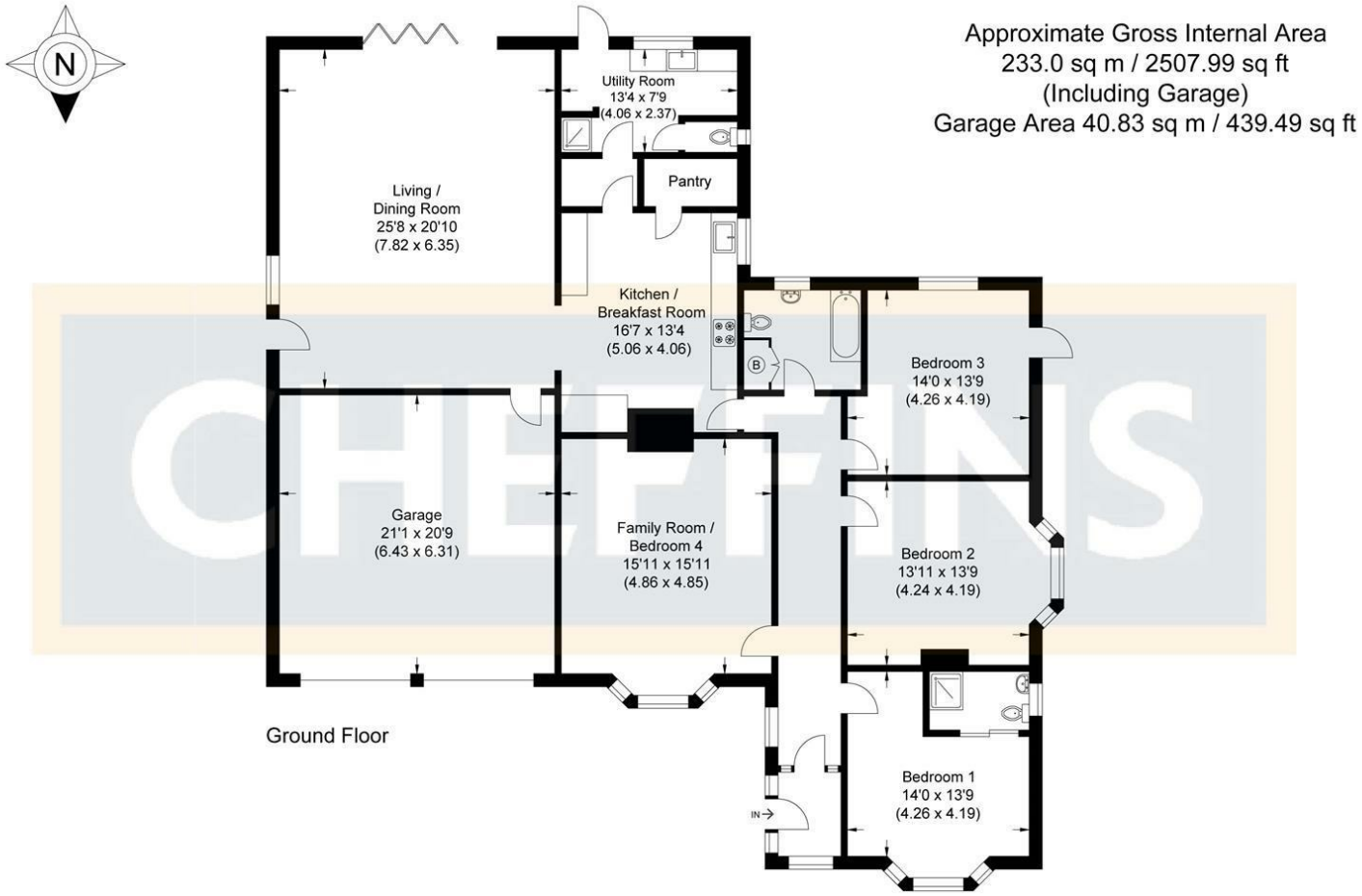





The Braai Man



CHEFFINS



Approximate Gross Internal Area
233.0 sq m / 2507.99 sq ft
(Including Garage)
Garage Area 40.83 sq m / 439.49 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

CHEFFINS