



High Street, Mepal, Ely, Cambridgeshire CB6 2AW

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High Street, Mepal, Ely, Cambridgeshire CB6 2AW

A charming four bedroom detached cottage, modernised throughout and situated in the heart of this charming village.

- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Sitting Room
- Dining Room
- Four Bedrooms
- Family Bathroom
- Off Street Parking & Garage
- Rear Garden

Guide Price: £410,000



MEPAL is a small, attractive, village which is situated about 8 miles from Ely, 17 miles from Cambridge and 4 miles from Chatteris. There is a primary school and shop in the village.

ENTRANCE HALL Entrance door with glazed insets and double glazed window to side. Tiled floor, radiator, door to Kitchen/Dining Room and door to Cloakroom.

CLOAKROOM Refitted suite in white comprising WC and wash hand basin with offset mixer taps and metro style tiled splashbacks. Painted wood panelling to dado height, downlighters to ceiling, ceramic tiled flooring and double glazed window.

KITCHEN/BREAKFAST ROOM 18'2" x 11'2" (5.54 m x 3.40 m) narrowing in part to 2.62m. A superb room which is comprehensively fitted with a range of painted wall and base units with roll edge work surfaces over and metro style tiled splashbacks. Matching central island with drawers & fitted cupboards. Recess for range style cooker with extractor hood over. Space and plumbing for dishwasher, double glazed double french doors to rear garden, staircase rising to first floor with fitted cupboards and recessed wine rack under. Downlighters to ceiling, tiled flooring and folding doors to:-

UTILITY ROOM 8'1" x 4'3" (2.47 m x 1.30 m) with double glazed window to side. Matching wall units and base cupboard with roll edge work surfaces over, metro style tiled splashbacks, spaces either side for washing machine and dishwasher. Recess for fridge freezer (subject to measurements). Tiled floor and downlighters to ceiling.

SITTING ROOM 19'0" x 11'1" (5.78 m x 3.38 m) A delightful dual aspect room with double glazed windows to front and side. Attractive open fireplace with a wood burning stove sat on a slate hearth with timber mantle shelf over. Three radiators, double doors to:-

DINING ROOM 11'3" x 8'6" (3.43 m x 2.59 m) Dual aspect room with double glazed window to front and double glazed sliding patio doors toward the rear. Radiator.

FIRST FLOOR LANDING with two radiators, built-in overstairs cupboard housing the hot water cylinder with linen shelves above.

BEDROOM ONE 16'8" x 9'8" (5.08 m x 2.95 m) with double glazed window and radiator.

BEDROOM TWO 11'4" x 8'8" (3.46 m x 2.65 m) with double glazed window. Radiator.

BEDROOM THREE 11'4" x 7'9" (3.46 m x 2.36 m) plus recess. Double glazed window. Radiator.

BEDROOM FOUR 10'1" x 7'8" (3.08 m x 2.33 m) with double glazed window, stripped floorboards and radiator.

BATHROOM Refitted suite in white comprising tiled panel enclosed bath with central mixer taps, fully tiled surround and shower unit over. Vanity unit with inset wash hand basin with mixer tap and close coupled WC. Wall mounted towel rail/radiator in an anthracite finish, ceramic tiled floor, rooflight window and downlighters (one with fitted extractor fan).

EXTERIOR The side of the property is block paved providing off street parking which in turn leads to the garage. Gated access to rear.

The rear garden is a particular feature of the property. The block paving extends from the front to provide a full width patio beyond which the garden is predominantly laid to lawn with fruit trees and borders with a variety of shrubs and perennials. Personal door to garage and useful timber store.

GARAGE 21'2" x 10'8" (6.44 m x 3.26 m) The front part of the garage has roller doors, power and light throughout with the rear section fitted with a range of wall and base units with a useful work surface over.

Tenure The property is Freehold
Council Tax Band C **EPC** E (49/78)

Viewing By Arrangement with Pocock & Shaw
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.