



High Street, Mepal, Ely, Cambridgeshire CB6 2AW

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A well-proportioned Edwardian three bedroom semi-detached house with two receptions, a versatile studio/office/family room and beautiful rear garden in the heart of this sought after village location.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom & Utility Area
- Studio/Office/Family Room
- Three Bedrooms
- Shower Room
- Off Road Parking
- Established Rear Garden Extending to approx. 80ft

Guide Price: £375,000



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/post office in the village.

RECESS ENTRANCE PORCH

ENTRANCE HALL with original glazed front door, staircase rising to first floor, radiator, wood panelling and an understair storage cupboard.

SITTING ROOM 13'0" x 11'1" (3.96 m x 3.38 m) with sash window to front aspect, feature open grate fireplace with surround, radiator.

DINING ROOM 13'0" x 11'0" (3.96 m x 3.35 m) with sash window to rear aspect, feature open fireplace, exposed wood floorboards, full length radiator.

KITCHEN 10'2" x 10'0" (3.10 m x 3.05 m) with vaulted ceiling, two sash windows to rear aspect. Fitted with a 'Shaker style' kitchen with wood work surfaces over, inset ceramic sink unit with mixer tap over, built-in oven and grill, four ring electric hob with stainless steel splashbacks, feature space for fridge freezer, radiator, quarry tiled flooring and door leading to:-

REAR LOBBY with quarry tiled flooring, radiator, personal door to rear garden leading to a covered walkway which in turn leads to the utility area and door to:-

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and corner wash hand basin with tiled splashbacks. Underfloor heating.

UTILITY AREA with plumbing for washing machine, space for tumble dryer, power, lighting and vinyl flooring. Door to:-

STUDIO/OFFICE/FAMILY ROOM 14'11" x 14'0" (4.55 m x 4.27 m) Sloped ceiling with Velux windows and windows to both aspects. Power and lighting, radiator.

FIRST FLOOR LANDING with window to rear aspect, access to a part boarded loft with light and a drop down ladder. Exposed wood flooring.

BEDROOM ONE 11'2" x 10'11" (3.40 m x 3.33 m) with sash window to front aspect. Radiator, exposed wood flooring.

BEDROOM TWO 11'0" x 7'5" (3.36 m x 2.25 m) with sash window to rear aspect, radiator and built-in storage cupboard housing the Worcester gas boiler serving the central heating and hot water systems. (Regularly serviced).

BEDROOM THREE 11'0" x 6'11" (3.35 m x 2.12 m) with sash window to front aspect, radiator, exposed wood flooring.

SHOWER ROOM Recently fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and single shower cubicle with mermaid style splashbacks, feature wall panelling, window overlooking rear garden and vinyl flooring.

EXTERIOR To the front of the property is a featured garden with hedging and pathway, with an adjacent gravelled driveway providing off road parking, which in turn leads to the gated access to the rear garden.

The rear garden is certainly a feature to be noted. It has been beautifully landscaped by the current owners, with a predominantly lawned garden extending to approximately 80ft and an abundance of established plant, shrubs and mature trees. Directly behind the house is a hardstanding patio area underneath a grapevine covered pergola. Potting shed, greenhouse, and to the rear of the garden is a partial orchard area with Cherry tree, Quince, Plum and Apple trees. Further timber storage shed and garden room with power and lighting. Outside tap.

Tenure The property is Freehold

Council Tax Band C **EPC** E (50/76)

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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.