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**elliswinters&co**



**£280,000**

High Street, Mepal, Ely, Cambridgeshire CB6 2AW



**To arrange a viewing call us now on 01354 694900**

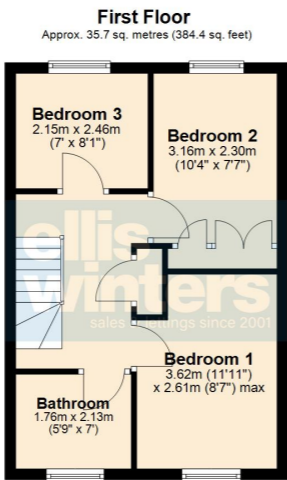
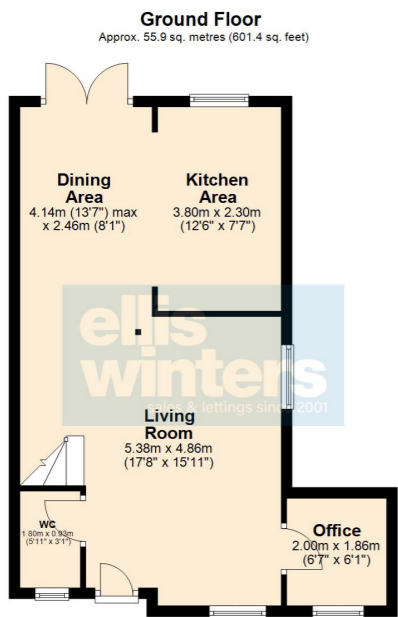
Step into this beautifully presented three-bedroom semi-detached home, a perfect haven for families ready to move in and enjoy. Boasting a seamless flow, the ground floor features an inviting open-plan kitchen, dining, and living area, ideal for modern living and entertaining. A separate office provides a dedicated space for work or study, while a convenient ground floor cloakroom adds to the practicality. Upstairs, you'll find three comfortable bedrooms and a family bathroom, catering to the needs of a growing family. To the rear of the property, enjoy the convenience of two allocated parking spaces and a fully enclosed garden, offering privacy and a safe space for children to play.

This is more than just a house; it's a home waiting to be filled with laughter and memories.

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Total area: approx. 91.6 sq. metres (985.8 sq. feet)

GROUND FLOOR

**Living Room**  
5.38m (17'8") x 4.86m (15'11")  
Windows to both front and side, stairs rising to first floor.

**Dining Area**  
4.14m (13'7") max. x 2.46m (8'1")  
Open plan to kitchen, double doors leading out to rear garden.

**Kitchen Area**  
3.80m (12'6") x 2.30m (7'7")  
Fitted with a contrasting range of wall and base units housing 1½ ceramic sink and drainer, single electric oven and four ring induction hob with extractor over, integrated fridge/freezer and washing machine, window to rear.

**Office**  
2.00m (6'7") x 1.86m (6'1")  
Window to front.

**WC**  
1.80m (5'11") x 0.93m (3'1")  
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

**Bedroom 1**  
3.62m (11'11") x 2.61m (8'7") max.  
Window to front.

**Bedroom 2**  
3.16m (10'4") x 2.30m (7'7")  
Window to rear, fitted wardrobes.

**Bedroom 3**  
2.46m (8'1") x 2.15m (7')  
Window to rear.

**Bathroom**  
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to front.

OUTSIDE

The front of the property is enclosed by a low level fence and is laid to gravel. A shared driveway to one side leads to two allocated parking spaces for this property.

The rear garden has two paved patio areas, Astroturf and lawn. A rear gate leads to the parking area.

SERIVCES

Mains gas, electricity, water and drainage.  
The property has gas fired central heating.

Freehold

East Cambridgeshire District Council tax band C  
Energy rating D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.