



## Chestnut Way, Mepal, Ely, Cambs, CB6 2YR

Cul-De-Sac Location - Beautifully Presented - Detached Bungalow - 3 Bedrooms - Lounge - Kitchen/Breakfast Room - Main Bathroom & En-Suite - Garage & Off Road Parking - Front & Rear Gardens - Call To View - (01354) 696700

**£375,000**



#### Entrance Hall

Double glazed entrance door, airing cupboard and wooden flooring.

#### Kitchen/Breakfast Room

3.81m (12'6") x 3.48m (11'5")  
Fitted with a matching range of base and eye level units with solid oak worktop space over, 1+1/2 bowl stainless steel sink, built-in dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven with tilt and slide oven door, built-in four ring gas hob with extractor hood over, tiled splashbacks, double glazed window to rear, vinyl wood effect flooring and door to rear garden.

#### Lounge

5.12m (16'10") x 3.77m (12'4") max  
Double glazed walk-in box window to front, fireplace, single radiator, double glazed double doors to the enclosed south facing rear garden with a recently fitted air conditioning unit.

#### Dining Room

3.42m (11'3") x 2.89m (9'6") max  
Double glazed walk-in box window to front, single radiator and wooden flooring.

#### Bedroom 1

3.35m (11') x 3.24m (10'8")  
Double glazed window to rear, fitted wardrobes with dressing table, recently fitted air conditioning unit and door to En-Suite.

#### En-suite

Fitted with a matching suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, tiled flooring, part tiled walls, double glazed window to side, heated towel rail, underfloor heating and extractor fan.

#### Bedroom 2

3.35m (11') x 2.77m (9'1")  
Double glazed walk-in box window to front and single radiator.

#### Bathroom

Fitted with a matching suite comprising P Shaped panelled bath with shower over, pedestal wash hand basin and low level WC, tiled flooring, part tiled walls, heated towel rail, underfloor heating, extractor fan and double glazed window to side.

#### Outside

This property has a single garage with an up and over door and access to the rear garden with off road parking to the side. A side gate gives access the south facing enclosed rear garden which is mainly laid to lawn with patio area, summer house and timber shed. A gravelled front garden has a slabbed pathway leading to the entrance door.

EPC Rating: TBC



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

