



**Sutton Road, Mepal, Ely, Cambridgeshire CB6 2AQ**

[www.pocock.co.uk](http://www.pocock.co.uk)





## Sutton Road, Mepal, Ely, Cambridgeshire CB6 2AQ

A stunning five bedroom detached family home, recently modernised throughout with versatile accommodation and situated on a generous plot in this highly sought after village.

- Stunning Modernised Detached House
- Five Bedrooms (Two with En-Suites)
- Open Plan Kitchen/Dining Area/Lounge
- Sitting Room
- Family Bathroom
- Beautiful Rear Landscaped Garden
- Ample Off Road Parking & Integral Garage
- Village Location

**Guide Price: £650,000**





**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, shop/post office and a riverside hotel, restaurant and bar in the village.

**ENTRANCE HALL** From entrance porch into the hallway with bespoke staircase rising first floor, two glazed windows to front aspect, feature tile flooring. Useful understairs storage cupboard and door leading to: -

**SITTING ROOM** with double glazed box bay window to front aspect, feature fire surround with solid fuel burner and slate hearth. Home Baysdale Karndean flooring which continues through into the main open plan living area.

#### **OPEN PLAN KITCHEN/DINING AREA/LOUNGE**

**KITCHEN** Fitted with a modern and attractive range of wall and base units with shaker style cabinets and doors, built-in shelving and a range style cooker with designer splashbacks and extractor canopy over. Double butlers sink with mixer tap over, Quooker instant hot water tap, wine rack, built-in dishwasher, Karndean flooring and double glazed window to rear. Breakfast island with white stone work surfaces matching main kitchen area, built-in wine cooler, further base units and feature cut-in patterned flooring around. USB plugs and downlighters to ceiling.

**BREAKFAST/DINING AREA/LOUNGE** with ceiling spotlights, bi-fold doors opening to the large patio area overlooking the garden and Karndean flooring which then continues into the dining area.

**DINING AREA** with further bi-fold doors, a pleasant seating area and double glazed window to rear aspect.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Feature panel walling, heated towel rail and window to front aspect.

**FIRST FLOOR LANDING** with feature window to front aspect, access to loft, full length radiator, built-in double airing cupboard with slatted shelves.

**BEDROOM ONE** with double glazed windows to front aspect, two Velux windows with storage into eaves, feature radiator, double sliding doors opening to walk-in dressing room with hanging space and shelving, further sliding doors opening into the: -

**EN-SUITE** fitted with an attractive three piece suite comprising low level WC, walk double shower with trencher shower head over and wash hand basin. Two double glazed windows to rear aspect and heated towel rail.

**BEDROOM TWO** with double glazed window to rear aspect. Radiator door opening to En-suite and dressing room area. Dressing room section with double doors into built-in wardrobe with storage and hanging space.

Opening to the **EN-SUITE** which is fitted with a modern three piece suite comprising low level WC wash hand basin and double shower. Tiled surrounds, heated towel rail, tiled flooring.

**BEDROOM THREE** with double glazed window to rear aspect. Radiator.

**BEDROOM FOUR** with double glazed window to rear aspect. Radiator.

**BEDROOM FIVE** with double glazed window to front aspect. Radiator.

**FAMILY BATHROOM** Fitted with a low level WC wash hand basin and bath. Fully tiled surrounds, window to front aspect and heated towel rail.



**EXTERIOR** The property is approached by gated access which leads to gravelled off-road parking. There is a large feature lawn to the front with hedging and borders which continue to the side entrance into the rear garden.

The rear garden has been beautifully landscaped and is fully enclosed by panel fencing with featured lawn, stepping stone pathway and slate tiled large patio to the far side of the garden with timber shed. Enclosed large patio area with lighting and power and there is a further raised decking area to the side.

The **GARAGE** is approached by the front of the property and has an electric rolling door and also has a built-in **UTILITY AREA** with plumbing for washing machine and tumble dryer. The water cylinder and also the underfloor heating system for all of downstairs are to the side. Personal door then leads to the kitchen.

**Tenure** - The property is Freehold

**Council Tax** - Band E

**EPC** C (77/83)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW-7186



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. All measurements are approximate. (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.







# 1 Sutton Road Mepal

Approximate Gross Internal Area = 196.0 sq m / 2110 sq ft  
(Including Garage)

