



**High Street, Mepal, Ely, Cambridgeshire CB6
2AW**

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This impressive, detached family residence combines practicality and versatility by offering beautifully proportioned accommodation throughout. Four spacious double bedrooms and three reception rooms with parquet flooring, provide an abundance of living space, complemented by two well-appointed bathrooms, kitchen and a separate utility room. The property further benefits from ample parking, a garage, and a most attractive south-facing garden — a truly delightful retreat perfect for both family living and entertaining.

- Entrance Hall
- Three Reception Rooms
- Kitchen & Utility Room
- Four Double Bedrooms
- Two Bathrooms & Separate WC
- Ample Off Road Parking & Garage
- South Facing Rear Garden with Summerhouse

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 and shop/post office in the village.

ENTRANCE VESTIBULE with door to front aspect and double doors opening to entrance hallway.

ENTRANCE HALL with parquet flooring, staircase rising to first floor with under stairs storage cupboard, half landing window to front aspect,

CLOAKROOM Comprising pedestal wash basin and WC.

STUDY with double glazed window to side aspect and two built in storage cupboards with shelving.

LIVING ROOM Dual aspect with double glazed bi-fold doors to rear garden and double-glazed window to side.

DINING ROOM with double glazed window to rear aspect.

KITCHEN Fitted with a range of matching units including wall mounted units, base units and drawers, triple stainless steel sink unit and drainer, space for freestanding cooker, plumbing for utilities and double-glazed window to rear aspect.

REAR LOBBY with door to side garden and personnel door into garage.

UTILITY ROOM Fitted with base units, single sink unit and drainer, plumbing for utilities, double glazed window to rear aspect. Underfloor heating.

FIRST FLOOR LANDING Window to front aspect.

BEDROOM ONE Dual aspect with two double glazed windows to rear and one to side, Wash hand basin, fitted built-in wardrobes.

BEDROOM TWO with double glazed window to side aspect. Two fitted cupboards.

BEDROOM THREE with double glazed window to rear aspect. Fitted cupboard.

BEDROOM FOUR with double glazed window to rear aspect. Fitted cupboard.

BATHROOM ONE with bath and shower above, pedestal wash hand basin. Airing cupboard.

BATHROOM TWO with bath and pedestal wash hand basin.

SEPARATE WC with low level WC.

EXTERIOR The property is approached via a generous driveway providing ample off-road parking and access to the single garage housing gas boiler. To the rear, the garden is a particularly attractive feature — predominantly laid to lawn and beautifully complemented by a timber summerhouse, two paved patio terraces ideal for dining and entertaining, and a dedicated allotment area for those who enjoy homegrown produce. Offering both charm and versatility, this garden creates a truly inviting setting for family life and relaxation. Potential to extend subject to the usual permissions.

Tenure The property is Freehold

Council Tax Band F **EPC** D (57/72)

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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. 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.