



Mepal Road, Sutton, CB6 2PZ

CHEFFINS

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Sutton,
CB6 2PZ

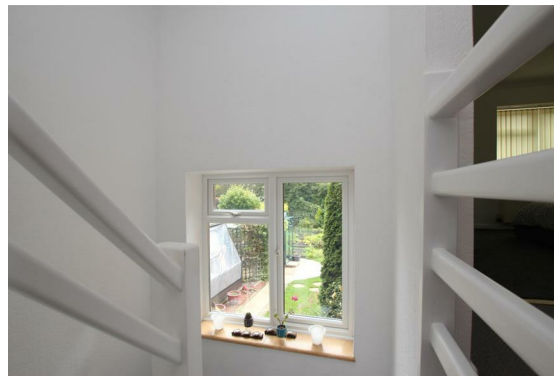
- Superbly Presented Detached Home
- 3 Bedrooms
- Lounge & Dining Room
- Refitted Kitchen
- Conservatory
- Spacious Driveway And Tandem Length Garage
- Superb, Mature Garden
- Freehold/EPC D/Council Tax D

An updated and beautifully presented detached home sitting within a superb mature plot perfect for gardening enthusiasts. Accommodation comprises entrance hall, lounge, dining room, refitted kitchen, conservatory, utility, cloakroom, 3 bedrooms, bathroom and separate WC, together with spacious driveway, tandem length garage and most attractive rear garden. The property is offered for sale with no upward chain and to fully appreciate the plot and extent of the accommodation a viewing is recommended.

3 1 2

Guide Price £450,000





LOCATION

Sutton provides a range of day to day shopping facilities including a supermarket together with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL

With door to side aspect, double glazed window to side aspect, stairs to first floor with under stairs storage cupboard, radiator.

LOUNGE

With double glazed window to rear and French doors to side, built in media unit with display shelving, two radiators.

DINING ROOM

Currently used as a fourth bedroom, with double glazed French doors to side, radiator.

KITCHEN

With double glazed window to front, refitted with a range of contemporary wall and base units, drawers and matching worksurfaces, built in electric double oven, microwave, hob and extractor hood, plumbing for washing machine, space for fridge/freezer, radiator.

UTILITY

With wall mounted gas fired boiler (replaced in 2022), plumbing for utilities

CLOAKROOM

With low level WC, wash hand basin, heated towel rail, double glazed window to side aspect.

CONSERVATORY

Of brick and UPVC construction with door to front aspect, French doors to rear garden.

FIRST FLOOR HALF LANDING

With double glazed window to rear aspect

FIRST FLOOR LANDING

With double glazed window to front aspect, access to loft, radiator.

BEDROOM 1

With double glazed windows to rear and side aspects, radiator.

BEDROOM 2

With double glazed window to side aspect, radiator.

BEDROOM 3

With double glazed windows to front and side aspects, radiator.

BATHROOM

With suite comprising panel bath with shower above, vanity inset wash basin, radiator, heated towel rail, double glazed window to front aspect, airing cupboard housing hot water tank.

SEPARATE WC

With low level WC, wash hand basin, double glazed window to front aspect.

OUTSIDE

To the front of the property you will find a spacious driveway leading to a tandem length garage providing ample off road vehicular parking. There is an immaculately presented and good sized garden to front, side and rear with established lawns and borders containing a variety of mature plants and shrubs. The rear garden also houses an allotment area, timber potting shed, large greenhouse and side paved patio.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £450,000

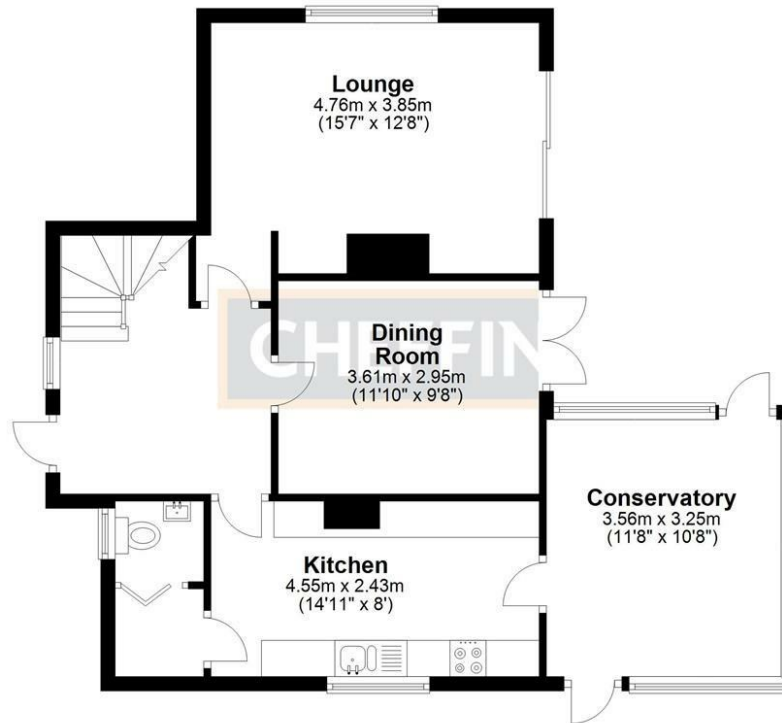
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

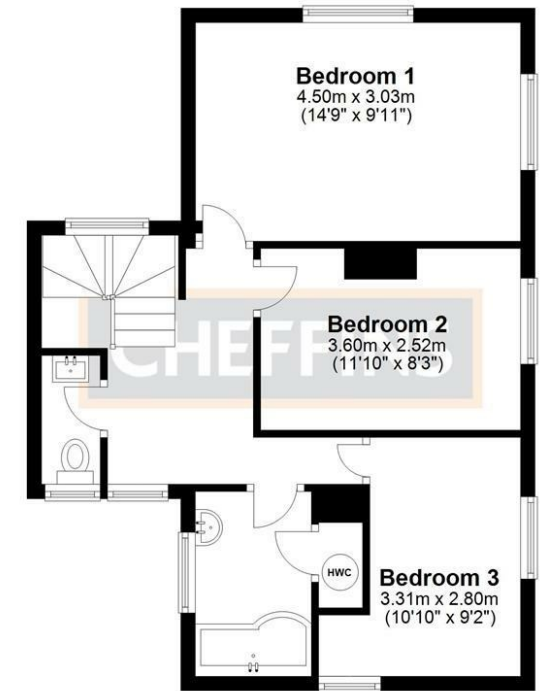
Ground Floor

Approx. 63.9 sq. metres (687.6 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 112.0 sq. metres (1205.3 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.