



Witcham Road, Mepal, CB6 2AF

CHEFFINS

Witcham Road

Mepal,
CB6 2AF

4 2 2

£695,000

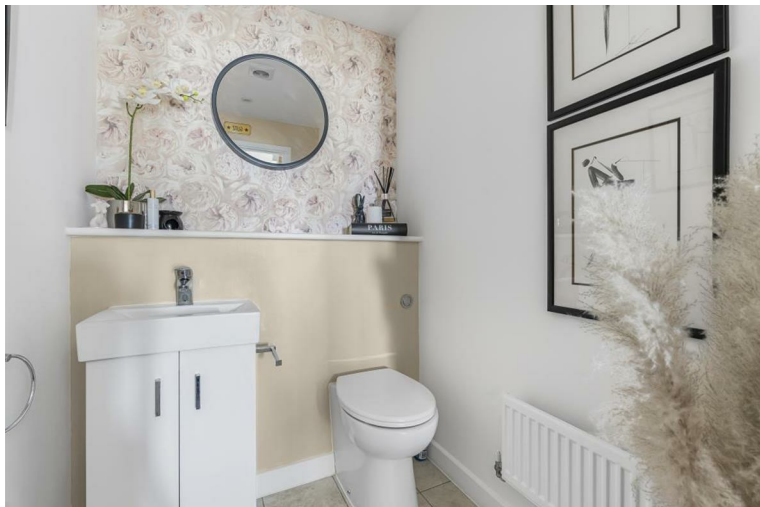
- 4 Bedroom (1 Ensuite) Detached Family Home
- Living Room, Study & Kitchen/Dining Room
- Garden Room/Studio
- Ample Parking & Garage
- Enclosed Garden to Rear
- EV Charging Point
- Field Views
- Freehold / Council Tax Band E / EPC Rating B

Set in a peaceful rural location, this beautifully designed 4-bedroom detached home offers modern family living with generous indoor and outdoor space.

Downstairs features a large entrance hall, study, sitting room, and a bright kitchen/diner, plus a utility room and WC. Upstairs includes four double bedrooms, an en-suite, and a family bathroom.

Outside, the property boasts a large gravelled driveway, garage, and gym/office space. The extensive tiered garden includes a patio & BBQ area, lawned section, raised decking, and a fantastic garden room with a mini bar—ideal for entertaining. Viewings are highly recommended.





LOCATION

Mepal is a small village situated approximately 8 miles West of Ely and approximately 18 miles North of Cambridge. Facilities include a primary school and a post office/shop. A well respected independent school and mainline station to London and Cambridge can be found in Ely together with the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

ENTRANCE HALL

With stairs rising to the first floor landing, under stairs storage cupboard, LVT flooring 2 radiators, door to:

CLOAKROOM

With low level WC, wash hand basin with mixer tap and storage under, spotlights, extractor fan, tiled flooring, radiator.

LIVING ROOM

With double glazed patio doors leading to the garden, inset for television, feature inset electric fireplace, 2 radiators.

STUDY

With double glazed window to front, continued LVT flooring, radiator.

KITCHEN / DINING ROOM

With spotlight features, double glazed window to front, range of base and eye level storage units with quartz worktops and quartz island, integrated microwave oven and grill, dishwasher, induction hob with extractor hood, space for American style fridge/freezer, 2 radiators LVT flooring. Door to:

UTILITY ROOM

With door leading to the garden, extractor fan, wooden worktops with under storage, stainless steel sink unit with mixer tap, boiler, space for tumble drier and washing machine, tiled flooring, cupboard housing fuse board, tiled flooring, tiled splashbacks, radiator.

FIRST FLOOR LANDING

With access to loft, double glaezed window to front, 2 radiators and cupboard.

BEDROOM 1

With double glazed window to rear, radiator, door to:

ENSUITE

With spotlights, extractor fan, shower cubicle with rainfall shower head, low level WC, wash hand basin with mixer tap and under storage, heated towel rail, tiled flooring, tiled splashback surrounding.

BEDROOM 2

With double glazed window to front, built-in wardrobes, radiator.

BEDROOM 3

With double glazed window to rear, built-in wardrobe, radiator.

BEDROOM 4

With double glazed window to rear, built-in wardrobes, radiator.

BATHROOM

With freestanding bath, double size shower cubicle, wash hand basin with mixer tap and storage under, spotlights, tiled floor and part tiled walls, opaque double glazed window to rear aspect.

OUTSIDE

The property is set back from Witcham Road and the front is fully enclosed by wooden fence panels and hedging. A gravelled driveway provides ample parking and leads to a detached garage with electric door, half of which is currently being used as a study/gym. There is an EV charging point, oil tank, raised stone beds, lawn and pathway leading to the front entrance.

The rear garden is enclosed by wooden fence panels and has a patio/barbecue area immediately to the rear. Steps leads up to a lawned garden with small trees, well stocked flower and shrub bed borders. Steps then lead to a further lawned garden area and in turn up to the garden room and a decked area.

GARDEN ROOM


With bi-fold doors to the front, spotlights, double glazed window to front, electricity connected, fitted ceiling speakers, laminate flooring and bar area. There is a further useful store room.

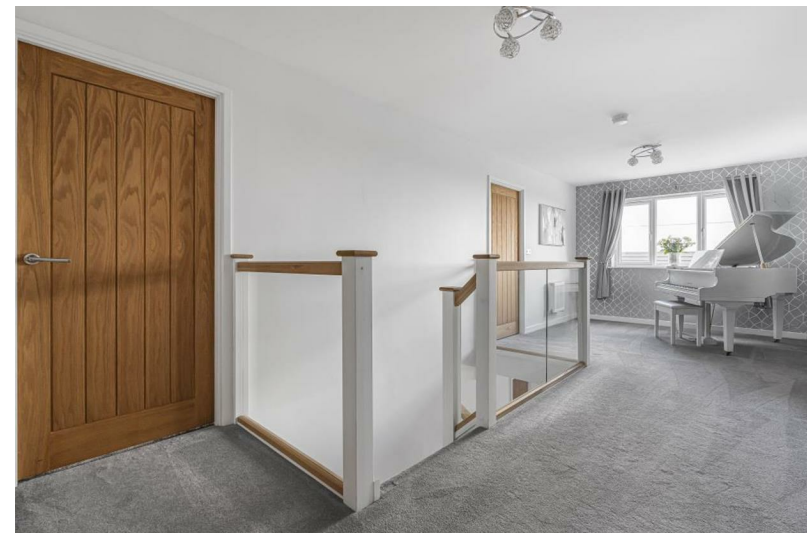
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£695,000
Council Tax Band - E
Local Authority - East Cambs District Council











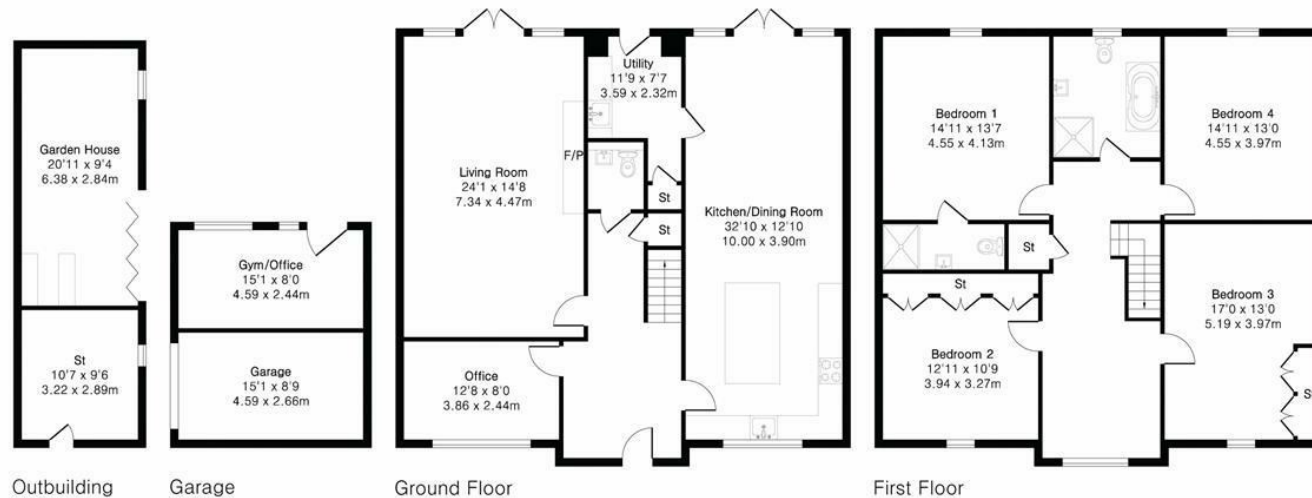
Approximate Gross Internal Area 2374 sq ft - 220 sq m

Ground Floor Area 1187 sq ft – 110 sq m

First Floor Area 1187 sq ft – 110 sq m

Garage Area 257 sq ft – 24 sq m

Outbuilding Area 302 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents note:

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

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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.

