



Witcham Road, Mepal, Ely, Cambs, CB6 2AG

Beautifully Presented Semi Detached House - 3 Bedrooms - Kitchen/Breakfast Room & Laundry Room - Lounge, Dining Room & Conservatory - Ground Floor Bathroom & First Floor WC - Enclosed Rear Garden With Stunning Field Views - Driveway Parking - Workshop & Outbuilding - Viewing Essential - Call (01354) 696700

£300,000



Ground Floor
Porch
 Double glazed entrance door, radiator, laminate flooring, stairs to first floor and door to:

Lounge 3.69m (12'1") max x 3.64m (11'11")
 Double glazed window to front, radiator and laminate flooring. Understairs storage.

max Kitchen/Breakfast Room 4.65m (15'3") x 4.24m (13'11")
 Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, 1+1/2 bowl ceramic sink with tiled splashbacks, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, double glazed window to rear, laminate flooring and radiator.

Conservatory
 UPVC double glazed construction, tiled flooring and double doors.
Bathroom
 Fitted with three piece suite

comprising panelled bath with separate shower over and glass screen, wash hand basin with storage under and low-level WC, fully tiled walls, extractor fan, heated towel rail and vinyl flooring.

Dining Room/Garden Room
 4.77m (15'7") x 3.38m (11'1")
 Double glazed window to front, two small double glazed windows to side, laminate flooring, under floor heating, double glazed tri-fold doors to enclosed rear garden.

Laundry Room
 3.35m (11') x 1.22m (4')
 Double glazed window to rear, plumbing for washing machine, space for tumble dryer with worktop space over, laminate flooring and underfloor heating.

First Floor
Landing
 Double glazed window to side.
Bedroom 1 3.71m (12'2") max x 3.54m (11'7")
 Double glazed window to front, built-in storage cupboard, radiator and door to:

WC
 Fitted with two piece suite comprising wash hand basin with storage under and tiled splashbacks, WC with hidden cistern, heated towel rail and vinyl flooring.

Bedroom 2
 3.56m (11'8") x 2.82m (9'3")
 Double glazed window to rear and radiator.

Bedroom 3
 2.60m (8'6") x 2.02m (6'8")
 Double glazed window to rear, radiator and fitted wardrobes.

Outside
 There is driveway parking to the side with a further gated parking space. The front garden is laid to lawn with shrubs and pathway leading to the front entrance door. The enclosed rear garden has stunning field views to the rear, with decked area with steps leading to the lawn, planted borders, trees and shrubs, timber workshop with electric and light and brick built outbuilding

EPC Rating: D



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.



Call to arrange a viewing **01354 696700** **T Payne & Co**
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