

Chestnut Way, Mepal, CB6 2YR

CHEFFINS

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Mepal,
CB6 2YR

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Guide Price £400,000

- Immaculately Presented Detached Bungalow
- 3 Double Bedrooms
- Refitted Kitchen
- Refitted Bathroom & Ensuite
- Extended To Rear Providing Family/Dining Room
- Landscaped Rear Gardens
- 2 Single Garages
- Off-Road Parking For 4 Vehicles
- Freehold / Council Tax Band D / EPC Rating TBC



Cheffins are delighted to market this immaculately presented detached bungalow located in the popular village of Mepal.

This property has been extensively renovated by its current owners since purchase and includes an entrance hallway, good sized living room leading through to the extension of a family/dining room, refitted kitchen with integral appliances as well a three double bedrooms with bedroom one benefiting with an ensuite shower room along with a refitted family bathroom. Outside, there are front and rear gardens, the front being low maintenance and the rear having a large paved patio with raised lawn and side gated access. There is two single garages on either side of the property along with their own driveway providing off-road parking for four vehicles.

To fully appreciated the size and quality of this beautiful bungalow, an early viewing is 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 HALLWAY
With door to front. storage cupboard, airing cupboard housing the boiler, radiator, loft access.

LIVING ROOM
With French doors to family/dining room, bay window to front, wall mounted air conditioning unit, decorative fireplace.

KITCHEN
Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral dishwasher, integral double oven, four-ringed gas hob with extractor hood over, integral fridge/freezer, ceramic sink with mixer tap over, radiator.

FAMILY / DINING ROOM
With doors to rear providing access to the garden, wall mounted air conditioning, radiator.

BEDROOM 1
With bay window to rear, radiator. Door to...

ENSUITE
Refitted with a three-piece suite comprising low level WC, vanity wash hand basin, shower cubicle, heated towel rail, extractor fan, window to side.

BEDROOM 2
With bay window to front, radiator.

BEDROOM 3 / STUDY
With window to front and side, radiator.

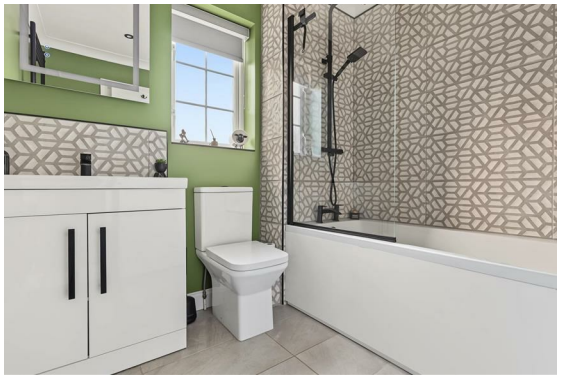
BATHROOM
Fitted with a three-piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower over and shower screen, extractor fan, heated towel rail, window to side.

OUTSIDE
The front offers a low maintenance, gravelled frontage with inset shrubs and bushes with path leading to front door. There is a driveway to the left leading up to a single garage with manual up and over door, eaves storage and door to side providing access to the rear garden. There is a further driveway to the right with electric up and over door, eaves storage, door and window to side providing access to the rear garden. The rear offer a raised lawn and flower beds, large paved patio and side gated access.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

AGENTS NOTE
The property has previously suffered with structural movement caused by nearby trees to the rear, this has now been resolved under an insurance claim and has a certificate of structural adequacy.









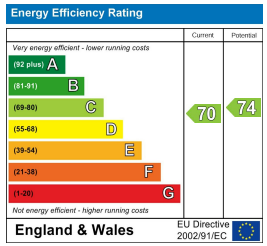


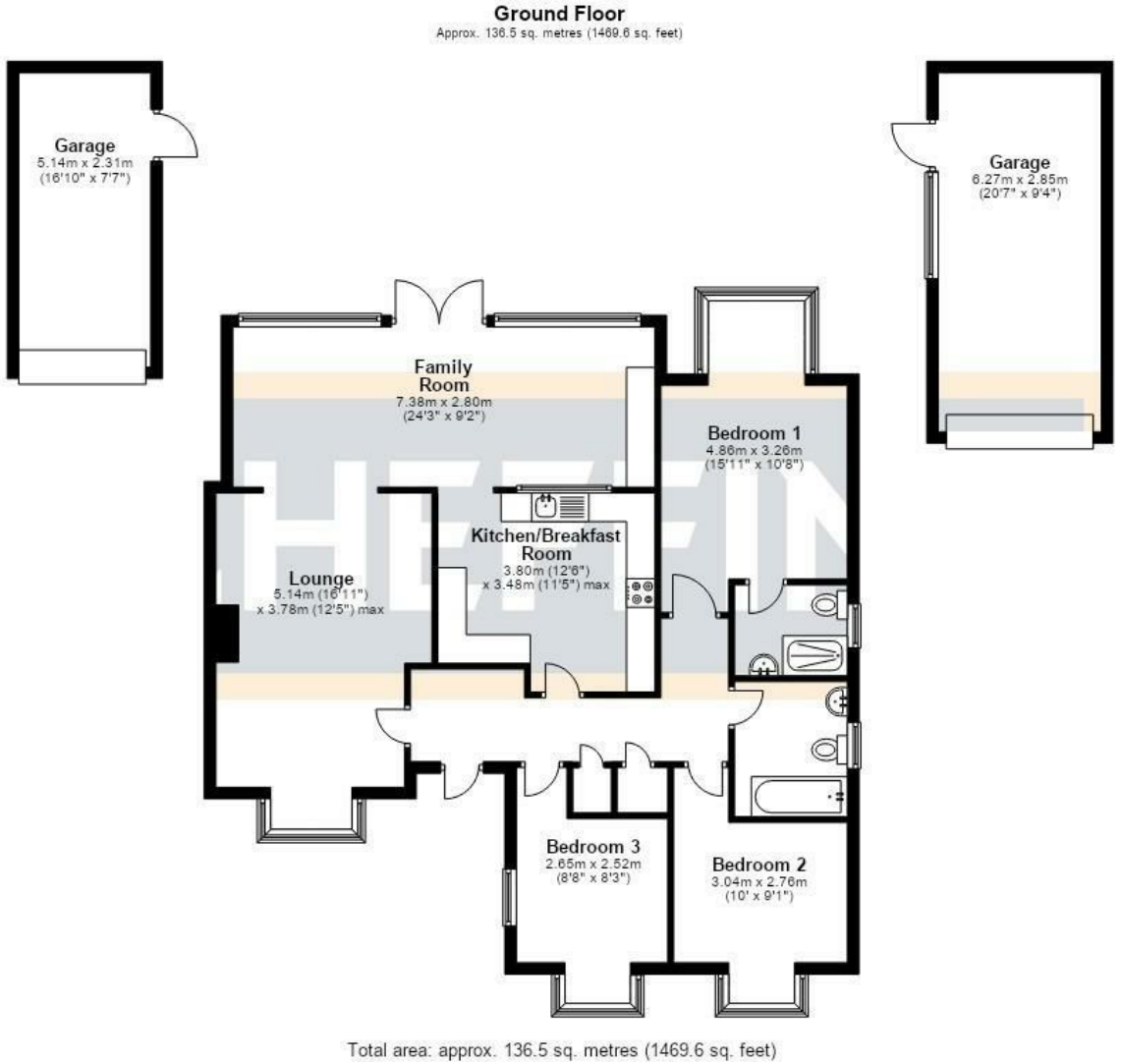












Total area: approx. 136.5 sq. metres (1469.6 sq. feet)

Guide Price £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.