



11 High Street, Mepal, CB6 2AW

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CHAIN FREE. Characterful Edwardian Home with Versatile Family Room

Situated in the heart of the popular village of Mepal, this charming Edwardian semi-detached home beautifully combines period character with practical family living.

The ground floor offers two generous reception rooms, both featuring attractive fireplaces, together with a well-equipped kitchen, utility area and ground floor WC. To the rear of the property is a superb studio/family room, offering flexible accommodation ideal as a home office, playroom, gym or additional reception space. The property has had the doors and windows recently refurbished.

Upstairs, there are three well-proportioned bedrooms served by a modern shower room.

Outside, the property enjoys a driveway providing off-road parking and a beautifully landscaped rear garden extending to approximately 80ft. The garden is mainly laid to lawn with established trees, shrubs, fruit trees, a patio with pergola, greenhouse, potting shed and timber storage shed, creating a wonderful outdoor space to enjoy and the added bonus of a summer house with lights and power.

Located within this sought-after village, with excellent access to Ely and Cambridge, this delightful home offers an ideal blend of character, space and versatility.

Features

- Charming Edwardian semi-detached home
- Three bedrooms
- Two reception rooms with period fireplaces
- Kitchen with utility area
- Ground floor WC
- Versatile studio/family room
- Modern first floor shower room
- Landscaped rear garden of approximately 80ft
- Driveway providing off-road parking
- Popular village location





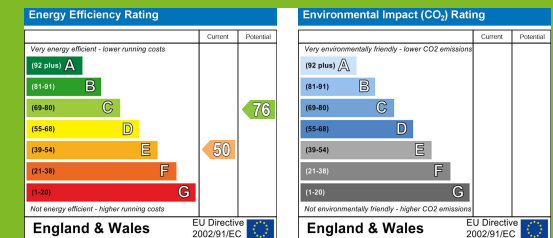


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambs



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.

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