



Broadmead Witcham Road, Mepal  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS

£550,000

# Broadmead Witcham Road

Mepal, Ely

This beautifully presented, extended detached bungalow offers spacious and versatile accommodation, perfectly suited to family living or those seeking single-level comfort. The property features four generous double bedrooms, one of which benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish, contemporary family bathroom. The heart of the home is a superb lounge and dining room, providing a welcoming space for relaxation and entertaining. A well maintained kitchen, complemented by a practical utility and shower room, ensures convenience and functionality. The property is finished to a high standard throughout, with tasteful décor and quality fittings enhancing the bright and airy feel.

Additional benefits include a double garage which offers scope to be converted into additional accommodation (subject to all necessary consents), extensive driveway, south facing rear garden, and the peace of mind of no upward chain. Set in an attractive, semi rural location, this bungalow combines the tranquillity of countryside living with easy access to local amenities.

To fully appreciate the extent of the accommodation and the peaceful setting a viewing is highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Rating: TBC



### Porch

With door and large double glazed windows to front.

### Hallway

With double glazed window to side, access to loft, radiator.

### Bedroom 1

With double glazed bay window to front, radiator.

### En-suite

With recently installed shower cubicle, vanity unit with wash basin, low level W/C, double glazed window to side, heated towel rail.

### Bedroom 2

With double glazed window to rear and door into garden, radiator.

### Bedroom 3

With double glazed bay window to side, radiator.

### Bedroom 4/Family Room

This is a versatile room as it could be used as an excellent double bedroom or additional living room. With double glazed bay window to front, wood burning stove with brick surround, exposed wooden floor, two radiators.

### Bathroom

Refitted with low level WC, wash basin, bath with shower above, built in cupboard, heated towel rail.

### Kitchen

Fitted with a range of solid wood wall and base level units and drawers with matching worktops, tall larder cupboards, ceramic sink, integrated microwave, fridge/freezer and dishwasher, cooker space and extractor hood, shelved pantry with double glazed window, exposed wooden floorboards.

### Rear Lobby

With radiator.



### Shower Room/Utility

With double glazed window and door to rear garden, solid wood base level storage units with matching worktops, plumbing for washing machine, space for tumble drier, modern shower cubicle, radiator.

### Cloakroom

With low level WC and double glazed window.

### Lounge/Dining Room

A substantial room with bifold doors onto the rear garden and double glazed window and door to side, air conditioning unit, door to garage, two radiators.



## Outside

The property is accessed via a large, gravelled driveway providing excellent parking and leading to the double garage. The garage has an electric roller shutter door together with a door into the bungalow and electricity connected. The garage could be converted into additional living accommodation or annex, dependant upon all necessary consents being obtained.

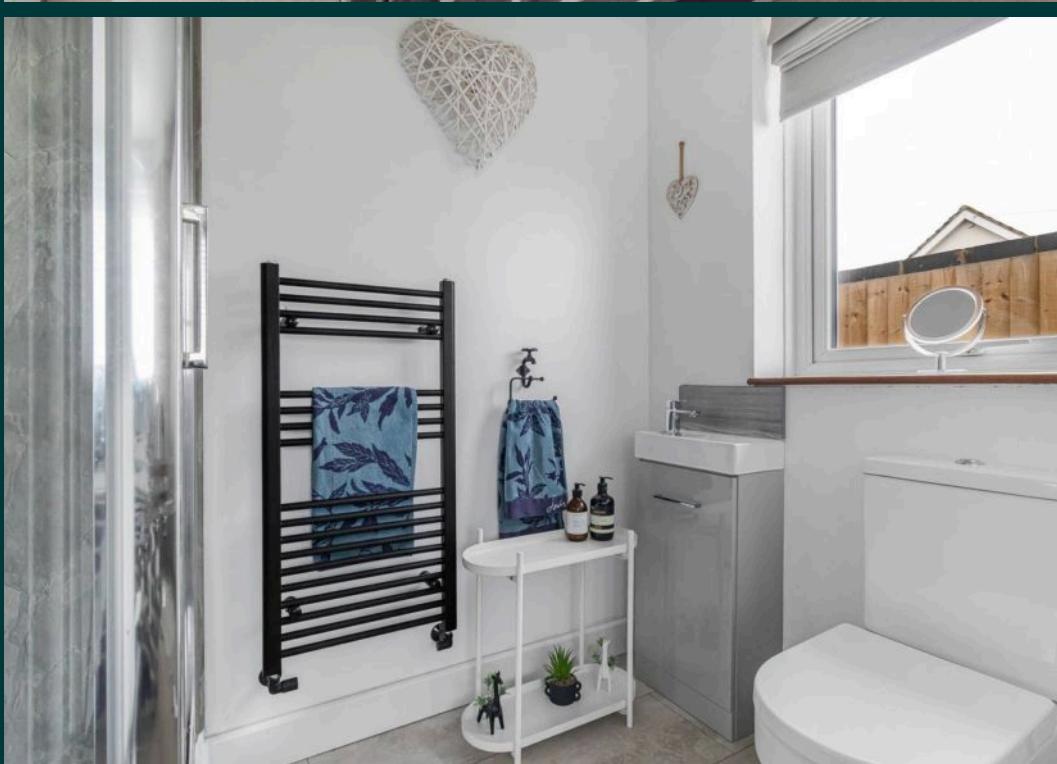
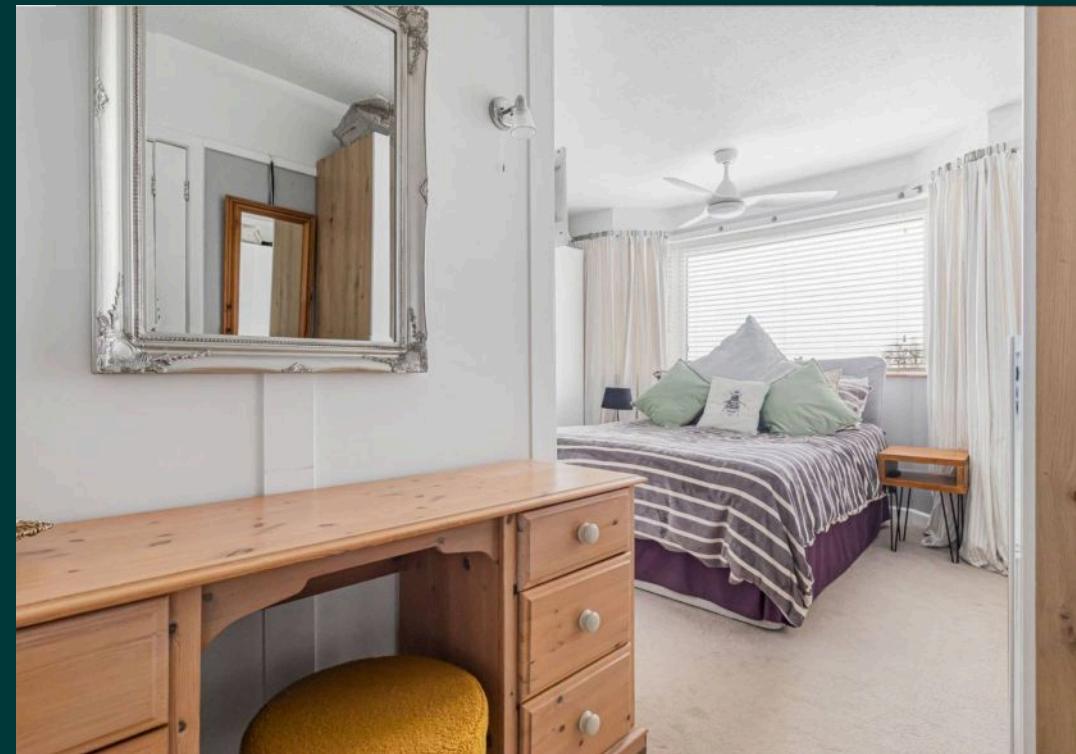
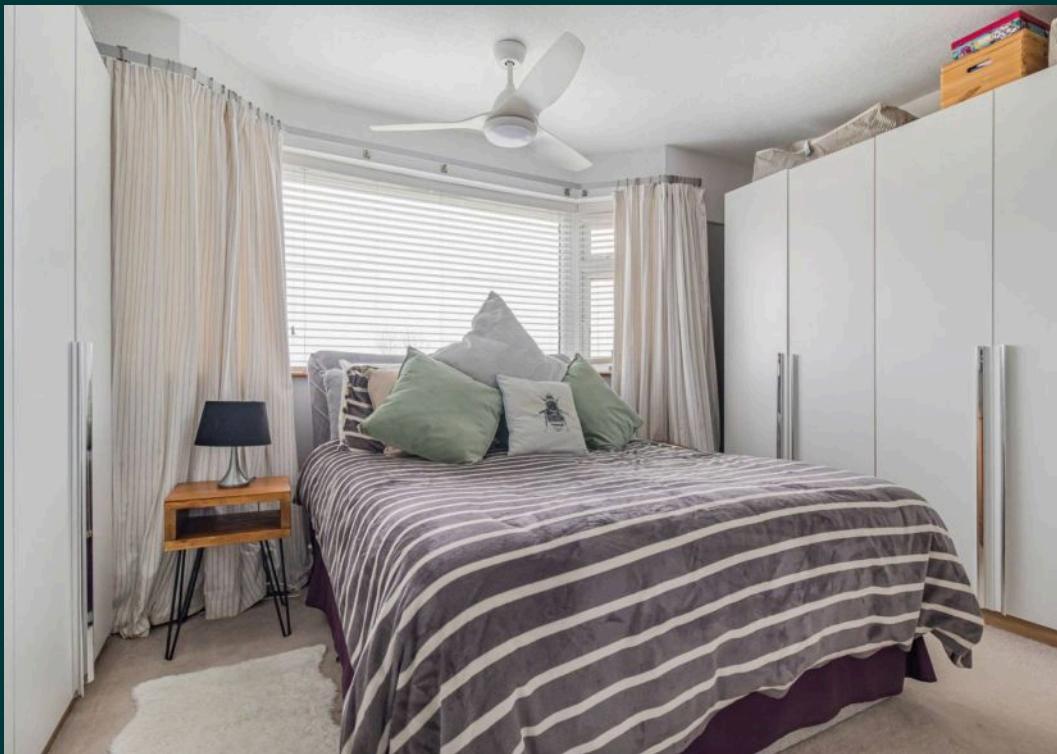
The property sits in an excellent plot with a lawn to the front and wide gated access to the rear. The private rear garden is south facing and consists of an extended, paved patio leading onto a lawn.

## Agents Note

The property has the benefit of solar panels and drainage is by means of a private treatment plant.



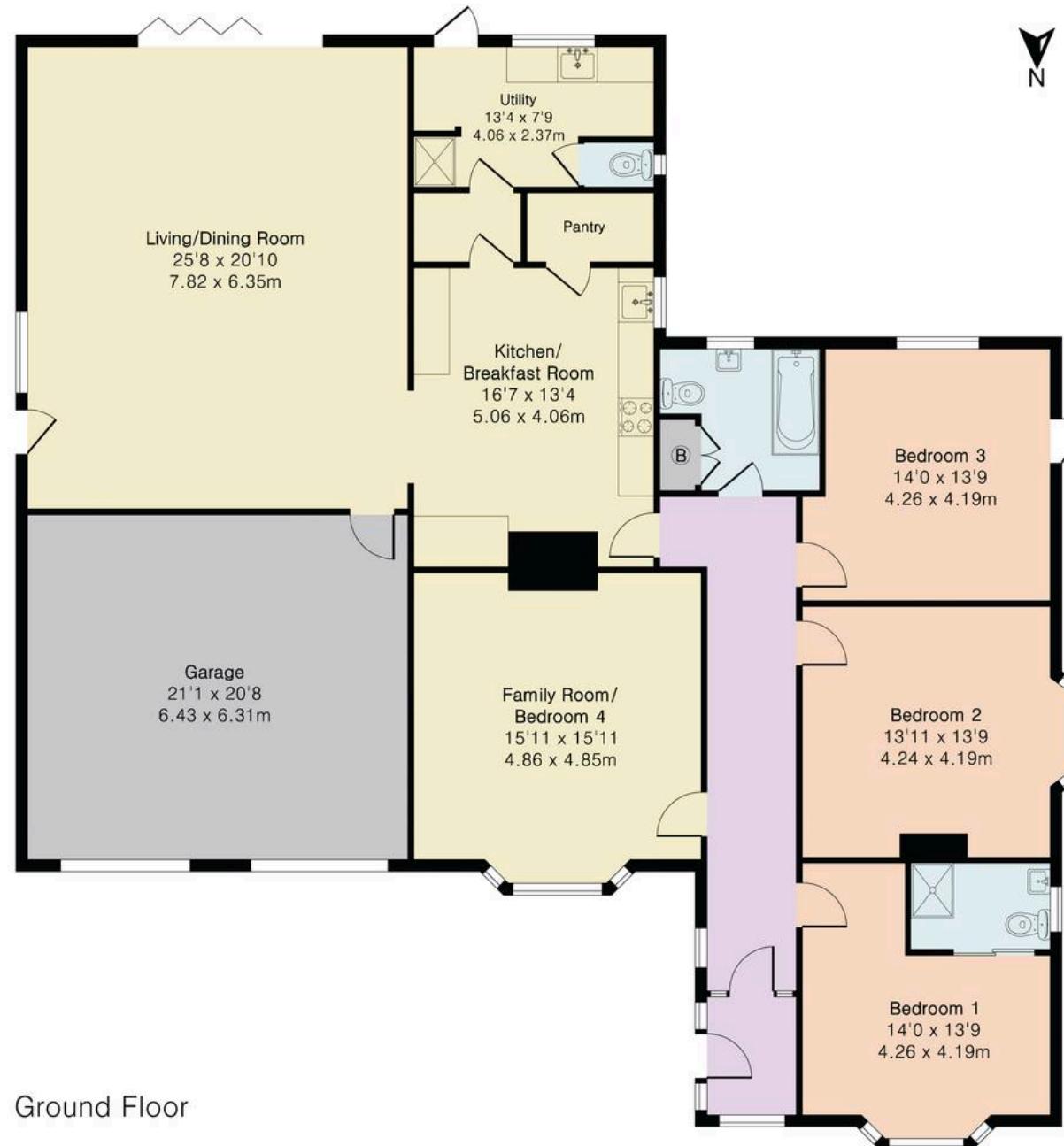








**Approximate Gross Internal Area 2503 sq ft - 233 sq m  
(Including Garage)**





## Richard Booth Estate Agents

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