



Plot 6 Acer Drive

Fordham Road, Isleham, Cambs, CB7 7AJ

Guide Price £625,000



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Isleham

Isleham is an historic rural fenland village with population of circa 2,500 situated about 6 miles northeast of the racing town of Newmarket, 8 miles from Ely, and about 5 miles from Mildenhall. The A14 is readily accessible providing links to major road networks. The village has 3 churches, 4 shops and 3 Public Houses, a community centre where there are also cricket and football pitches, a Multi-Use Games Area (MUGA) for tennis etc and a skate park. A popular attraction is the nearby Marina. There is a pre-school playgroup and a primary school catering for four and a half to eleven-year-olds from Isleham & surrounding villages.

Description

Spacious detached bungalow, traditionally built by award winning local developer, K & J Carpenter & benefitting from underfloor heating from Air Source Heat Pump, Solar panels, double glazing, kitchen with fitted Bosch appliances, utility room, cloakroom, study, 3 beds, ensuite, garage with driveway with garden room to the rear and a large plot. The property is available now for immediate occupation and is one of 9 bungalows on this small development close to the heart of the village

Hallway

Alarm panel. Coved ceiling with spotlights. Underfloor heating control. Access to loft space. Double doors to cupboard with shelving housing Daikin boiler. Small storage cupboard with underfloor heating valves.

WC

Wall hung low level WC. Wall hung wash basin with cupboard under. Tiled flooring and splash areas. Double glazed window to the front aspect. Coved ceiling with spotlights.

Living Room - 5.59m x 4.83m (18'4" x 15'10")

Double glazed French style doors to the rear garden. Double glazed window to the side aspect. TV point. Underfloor heating control. Coved ceiling with light point.

Kitchen Diner - 8.94m x 3.78m (29'4" x 12'5")

Spacious open plan room with a range of drawer and cupboard units at base and wall level with quartz work surfaces over. One and a half bowl sink with mixer tap. 5 ring induction hob and extractor over, Integrated dishwasher, 60/40 integrated fridge freezer and a double oven and grill. Underfloor heating control. Double glazed windows to the side aspect and Double-glazed French style doors to the rear garden. Tiled floor. Coved ceiling with spotlights. Door to:

Utility - 4.04m x 1.63m (13'3" x 5'4")

Tiled floor. Work surfaces with cupboards under and stainless-steel sink with mixer tap. Spaces for automatic washing machine and tumble dryer. Double glazed window to the rear aspect. Double glazed door to the driveway. Coved ceiling with light point.

Study - 2.74m x 2.49m (9'0" x 8'2")

Double glazed window to the front aspect. Fusebox. Underfloor heating control. Covered ceiling with light point.

Bedroom 1 - 4.27m x 4.39m (14'0" x 14'5")

plus door recess
Double glazed window to the front aspect. Underfloor heating control. TV point. Covered ceiling with light point. Door to:

Ensuite - 2.54m x 1.37m (8'4" x 4'6")

Tiled floor and splash areas. Wall hung low level WC. Wall hung wash basin with cupboard under. Double glazed window to the side aspect. Double width shower cubicle with sliding doors. Shaver socket and light. Covered ceiling with spotlights.

Bedroom 2 - 4.27m x 3.07m (14'0" x 10'1")

Double glazed window to the front aspect. Underfloor heating control. TV point. Covered ceiling with light point.

Bedroom 3 - 3.1m x 2.87m (10'2" x 9'5")

Double glazed window to the side. Underfloor heating control. TV point. Covered ceiling with light point.

Bathroom - 3.1m x 2.13m (10'2" x 7'0")

Corner shower cubicle. Separate panelled bath with mixer tap. Wall hung low level WC. Wall hung wash basin with cupboards under and mixer tap. Double glazed window to the side aspect. Tiled floor and splash areas. Shaver socket. Heated towel rail. Extractor fan. Covered ceiling with spotlights.

Outside

Front garden being laid partly to lawn with gravel driveway and turning area to front and side providing off road parking for several vehicles. Outside tap. There is a single garage with electrically operated door, power and light and a personal door to the rear garden. The rear garden is of good size with fencing to boundaries, patio and an Air Source Heat pump. Personal gate to the driveway and outside wall lights. To the rear of the garage is a Garden Room measuring approximately 10'5" x 8'2" with power and light and double-glazed patio doors.

Notes

'A' rated EPC
Council is East Cambridgeshire District Council
Council Tax band is estimated as E.
10 Year NHBC Warranty
Bosch kitchen appliances.
Solar panels to roof
Air Source Heat pump to underfloor heating.





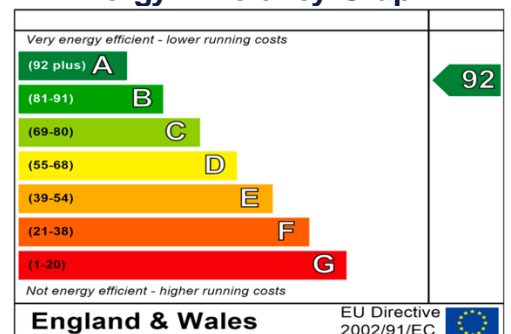
Floor Plan



Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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