



(Plot 5), 9 Acer Drive

Fordham Road, Isleham, Ely,
Cams, CB7 7AJ

Guide Price £545,000.



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Isleham

Isleham is an historic rural fenland village with population of circa 2,500 lying in the south-east corner of Cambridgeshire. It is 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. The property benefits from underfloor heating from Air Source Heat Pump, Solar panels, double glazing, kitchen with fitted Bosch appliances, separate utility room, cloakroom, 3 double bedrooms, ensuite and a rear garden with patio and single garage and driveway. The property is due for build completion shortly and is one of 9 bungalows on this small development close to the heart of the village.

Hallway

Coved ceiling with spotlights. Underfloor heating control. Double doors to cupboard with shelving housing Daikin boiler.

WC - 1.88m x 0.84m (6'10" x 2'6")

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 - 5.94m x 4.93m (19'6" x 16'2") maximum.

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

Kitchen/Diner - 5.59m x 4.04m (18'4" x 13'3")

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 Franke sink with mixer tap. Bosch induction hob and Bosch extractor over. Integrated Bosch dishwasher, 60/40 integrated fridge freezer and a double oven and grill. Underfloor heating control. Double glazed windows to the side and front aspects. Tiled floor. Coved ceiling with spotlights. Door to:

Utility Room - 1.85m x 1.5m (6'1" x 4'11")
Tiled floor. Work surfaces with spaces for automatic washing machine and tumble dryer. Double glazed door to the driveway. Covered ceiling with light point.

Bedroom 1 - 4.04m x 3.89m (13'3" plus wardrobe space x 12'9")
Double glazed window to the front aspect. Underfloor heating control. TV point. Covered ceiling with light point. Door to:

Ensuite - 2.69m x 1.4m (8'11" x 4'7")
Tiled floor and splash areas. Wall hung low level WC. Wall hung wash basin. Double width shower cubicle with sliding doors. Shaver socket and light. Covered ceiling with spotlights.

Bedroom 2 - 4.04m x 3.38m (13'3" x 11'0")
Double glazed window to the rear aspect. Underfloor heating control. TV point. Covered ceiling with light point.

Bedroom 3 - 3.73m x 3.61m (12'4" x 11'10")
Double glazed window to the rear aspect. Underfloor heating control. TV point. Covered ceiling with light point.

Bathroom - 2.31m x 2.11m (7'7" x 6'10")
Corner shower cubicle. Separate panelled bath with mixer tap. Wall hung low level WC. Wall hung wash basin with mixer tap. Double glazed window to the front aspect. Tiled floor and splash areas. Shaver socket. Heated towel rail. Extractor fan. Covered ceiling with spotlights.

Outside
Front garden has a shingle area providing off road parking and two areas of lawn. There is a driveway to the side of the property providing further parking and leading to a single garage with personal door to the rear garden. The rear garden has timber fencing to the boundary and a paved patio with outside lights.

Notes
NHBC 10-year Building Warranty
Local Council is East Cambridgeshire District Council.
Mains Electricity, Water and Sewerage.
Underfloor heating is via Air Source Heat Pump.
Broadband speeds to be confirmed.
The vendor informs us that there are no Easements, Wayleaves or public Rights of Way
Photos are a mix of plots, 4,5 and 7 (#'s 7,9 and 6) which are at various stages of construction for an indication of finishings.





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.

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Energy Efficiency Graph

