



**50 West Street**  
Isleham, Ely, Cambs, CB7 5SB

**Guide Price £495,000**



Soham, Ely, Cambs CB7 5SB

**Guide price £495,000**



### **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**

This nicely presented and surprisingly spacious 4 bed detached bungalow is located in a much sought-after area of this popular village. The property has gas central heating, double glazing, garage, WC, newly fitted bathroom and ensuite, open plan living area with kitchen including integrated appliances, separate lounge & dining room all complimented by a good sized private rear garden. Early viewing recommended.

**Entrance Porch** - 1.07m x 0.99m (3'6" x 3'3")  
Tiled floor. Spotlights. Door to:

**Open Plan Living** - 4.85m x 4.24m (15'11" x 13'11")

Double glazed bay window to the front aspect. Fireplace with wooden surround and mantel (currently closed off with electric coal effect fire) Coved ceiling with spotlights. Radiator. Central heating thermostat. Cupboard housing Worcester gas fired boiler serving central heating and hot water. Glazed door to Lounge area. Opening to Kitchen area. Door to Store.

**Kitchen Area** - 5.46m x 3.18m (17'11" x 10'5")

Range of units at base and wall level with work surfaces, incorporating a one and a half bowl sink with mixer tap. Integrated dish washer. Integrated fridge/freezer. Integrated double oven. Electric hob with stainless steel and glass extractor above. Mains wired fire alarm. Tiled splash areas. Coved ceiling with spotlights. Radiator. Double glazed window to the side aspect. Opening to Utility.

**Utility Area** - 1.63m x 1.45m (5'4" x 4'9")

Utility cupboard with space and plumbing for two stacked appliances. Double glazed door and window to the rear aspect. Work surface with space under. Coved ceiling with spotlight. Door to WC.

**WC** - 1.3m x 0.81m (4'3" x 2'8")

Low level WC. Wash basin with mixer tap. Tiled floor and splash area. Extractor fan. Ceiling light point.

**Store** - 1.75m x 1.02m (5'9" x 3'4")

Access to loft space. Cupboard with hanging rails. Fuse Box. Telephone point. Ceiling light point.

**Lounge Area** - 4.14m x 3.51m (13'7" x 11'6")

Double glazed bay window to the front aspect. Radiator. Coved ceiling with light point. TV Point. USB plug socket. Opening to:

**Dining Area** - 3.18m x 2.92m (10'5" x 9'7")

Radiator. Coved ceiling with light point. Display shelving to recess. Door to Inner Hall. Door to study/bed 4.

**Study/Bed 4** - 3.53m x 2.67m (11'7" x 8'9")

Double glazed window to the rear aspect. Radiator. Telephone point. Coved ceiling with light point.

**Inner Hall**

Radiator. Skylight window. Coved ceiling with light point and mains wired fire alarm. Dimmer switch. Underfloor heating control for bathroom. Airing cupboard.

**Bedroom 1** - 3.86m x 3.38m (12'8" x 11'1")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Door to:

**Ensuite** - 3.33m x 1.09m (10'11" x 3'7")

Newly fitted suite of fully tiled walk-in shower area, low level WC and wall hung wash basin with cupboard under. Tiled floor. Double glazed window to the side aspect. Radiator. Extractor fan. Spotlights to ceiling.



**Bedroom 2** - 3.99m x 3.73m (13'1" x 12'3")

Double glazed window to the rear aspect.

Radiator. Coved ceiling with light point.

**Bedroom 3** - 3.48m x 2.64m (11'5" x 8'8")

Double glazed window to the rear aspect.

Radiator. Coved ceiling with light point. Built-in double wardrobes with hanging rails and shelving.

**Bathroom** - 2.21m x 2.11m (7'3" x 6'11")

Superbly fitted suite with free-standing bath with mixer tap and shower attachment. Walk-in shower cubicle. Wall hung low level WC. Wall hung wash basin with mixer tap and drawer under. Heated towel rail. Tiled floor with underfloor heating and tiled splash areas. Extractor fan. Spotlights.

**Outside**

The frontage to the bungalow is laid mainly to block paved driveway providing off street parking and leading to a single garage. There is an area of lawn and a path to the side leading to the rear garden.

The private rear garden is a good size and is laid to lawn with timber decking and shed and a timber pergola. Mature shrubs and timber fencing are on the boundaries. There is also a timber log store to a small area to the side.

**Property Information.**

Local Council is East Cambridgeshire District Council - Council Tax Band is D.

All main utility services are connected

The property is freehold with registered title CB402382

Flood risk is very low.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way

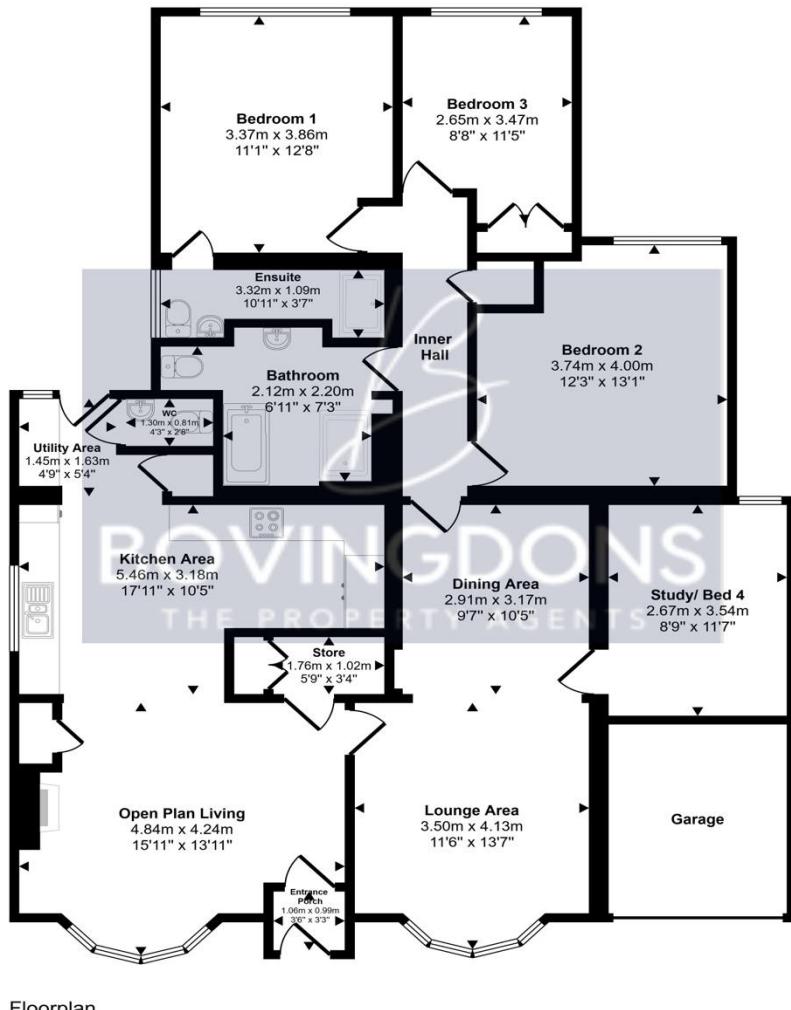
Estimated broadband speeds are Standard 5mbps, Superfast 80mbps & Ultrafast 1000mbps





## Floor Plan

Approx Gross Internal Area  
146 sq m / 1570 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph

**EPC**

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

**COMMISSIONED**