



6 Station Road,
Isleham, Ely, Cambs, CB7 5QT

Guide Price £550,000



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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

Well presented mature detached family home on the edge of this popular village with views over open countryside. The accommodation has living room, family room, spacious kitchen/diner, utility, WC, 4 bedrooms, two ensuites, bathroom, two garden offices, gated parking with EV charger, double glazing and gas central heating. Viewing recommended.

Entrance Hall

Double glazed windows to front and side aspects and part glazed entrance door. Double glazed window to rear aspect. Radiator. Window to dining area. Attractive tiled floor. Stairs to first floor. Part glazed door to Living Room. Coved ceiling with ceiling light point. Wall light point.

Living Room - 4.67m x 3.63m (15'4" x 11'11")
Double glazed bay window to the front aspect. Radiator. Wood flooring. Storage cupboards either side of a fireplace with solid fuel burner on a tiled hearth and shelving to recesses. Ceiling light point. Opening to:

Family Room - 3.73m x 3.48m (12'3" x 11'5")
Double glazed windows to the rear and side aspects and double-glazed sliding patio doors to the rear garden. Spotlights to ceiling. Vertical radiator. Wood flooring. Exposed brick to one wall.

Kitchen/Diner - 6.91m x 4.29m (22'8" x 14'1")
Spacious room with a range of units at base and wall level with work surfaces over including a double bowl enamel sink and mixer tap. Double glazed window to the side and rear aspects and double-glazed bay window to the front aspect. Spotlights and two ceiling light points. Tiled flooring. Integrated Neff single oven and space for AGA. Tiled splash areas. radiator. Central island with wooden work surface and with cupboards & drawers under. Space for American style fridge/freezer. Shelved larder. Cupboard. Door to Utility.

Utility - 4.34m x 1.8m (14'3" x 5'11")
Double glazed window to the rear garden. Work surface with space and plumbing under for an automatic washing machine and tumble dryer. Wall mounted Worcester gas fired boiler serving central heating and hot water. Fuse Box. Ceiling light point.

Rear Lobby

Storage cupboard. Ceiling light point. Part double glazed door to the rear garden. Radiator. Door to bedroom 4. Door to WC.

WC - 1.32m x 1.22m (4'4" x 4'0")

Tiled floor. Wash basin in vanity unit with drawers under and mixer tap. Tiled splash areas. Low level WC. Heated towel rail. Porthole window to side aspect. Extractor fan.

Bedroom 4 - 2.72m x 2.18m (8'11" x 7'2")

Vaulted ceiling with spotlights. Radiator. Double glazed Velux skylight window to the rear aspect and double-glazed window to the rear garden.

Landing

Double glazed window to the front aspect. Two ceiling light points Access to loft space. Radiator. Shelved storage cupboard. Double glazed window to the rear aspect.

Bedroom 1 - 5m x 3.76m (16'5" x 12'4")

Double glazed bay window to the front aspect. Radiator. Coved ceiling with light point and spotlight. Wall light point. Built-in double wardrobe. Part glazed door to ensuite. Double glazed patio doors to the balcony.

Ensuite - 1.8m x 1.09m (5'11" x 3'7")

Double glazed window to the rear aspect. Heated towel rail. Low level WC. Wash basin with vanity unit and mixer tap with cupboards under. Shower cubicle with rainfall shower head. Tiled floor. Tiled splash areas. Ceiling light point.

Balcony - 3.76m x 3.48m (12'4" x 11'5")

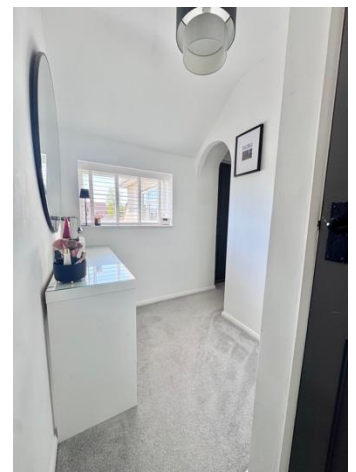
Stainless steel and glass boundary and brick walling. Extensive views over open countryside.

Bedroom 2 - 4.29m x 4.22m (14'1" x 13'10")

Double glazed bay window to the front aspect. Wood panelling to walls. Coved ceiling with light point. Radiator. Part glazed double doors to Ensuite.

Ensuite - 1.75m x 1.57m (5'9" x 5'2")

Low level WC. Corner shower cubicle. Wash basin with mixer tap. Tiled splash areas. Extractor fan. Fully tiled walls. Ceiling light point.



Bedroom 3 - 4.27m x 2.24m (14'0" x 7'4")
Double glazed window to side aspect. Radiator.
Coved ceiling with light point.

Bathroom - 2.72m x 2.49m (8'11" x 8'2")
Panelled bath with mixer tap and shower attachment. Tiled splash area. Low level WC. Pedestal wash basin. Double glazed window to side aspect. Ceiling light point. Storage cupboard.



Outside

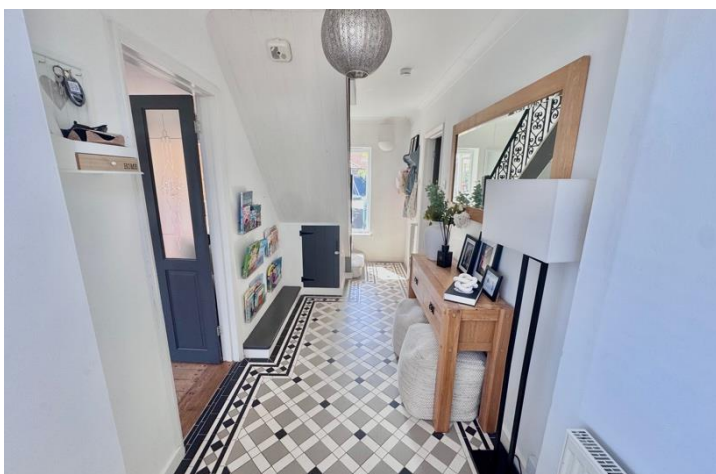
The frontage is approached through timber gates on brick pillars and brick walling into a gravelled parking area with EV charging point. There is a pedestrian right of way over the neighbouring driveway to the side giving access to the rear garden.

The rear garden has a paved patio area and area laid to lawn with flower and shrub bedding, outside water tap and power point. Personal gate to side. Timber garden shed.



Office 1 - 3.43m x 3.05m (11'3" x 10'0")
Well specified garden office with double glazed patio doors to the garden. Wood flooring. Radiator. Telephone point. Ceiling light point.

Office 2 - 3.51m x 3.05m (11'6" x 10'0")
Well specified garden office with double glazed patio doors to the garden. Wood flooring. Radiator. Telephone point. Ceiling light point. Fuse Box.

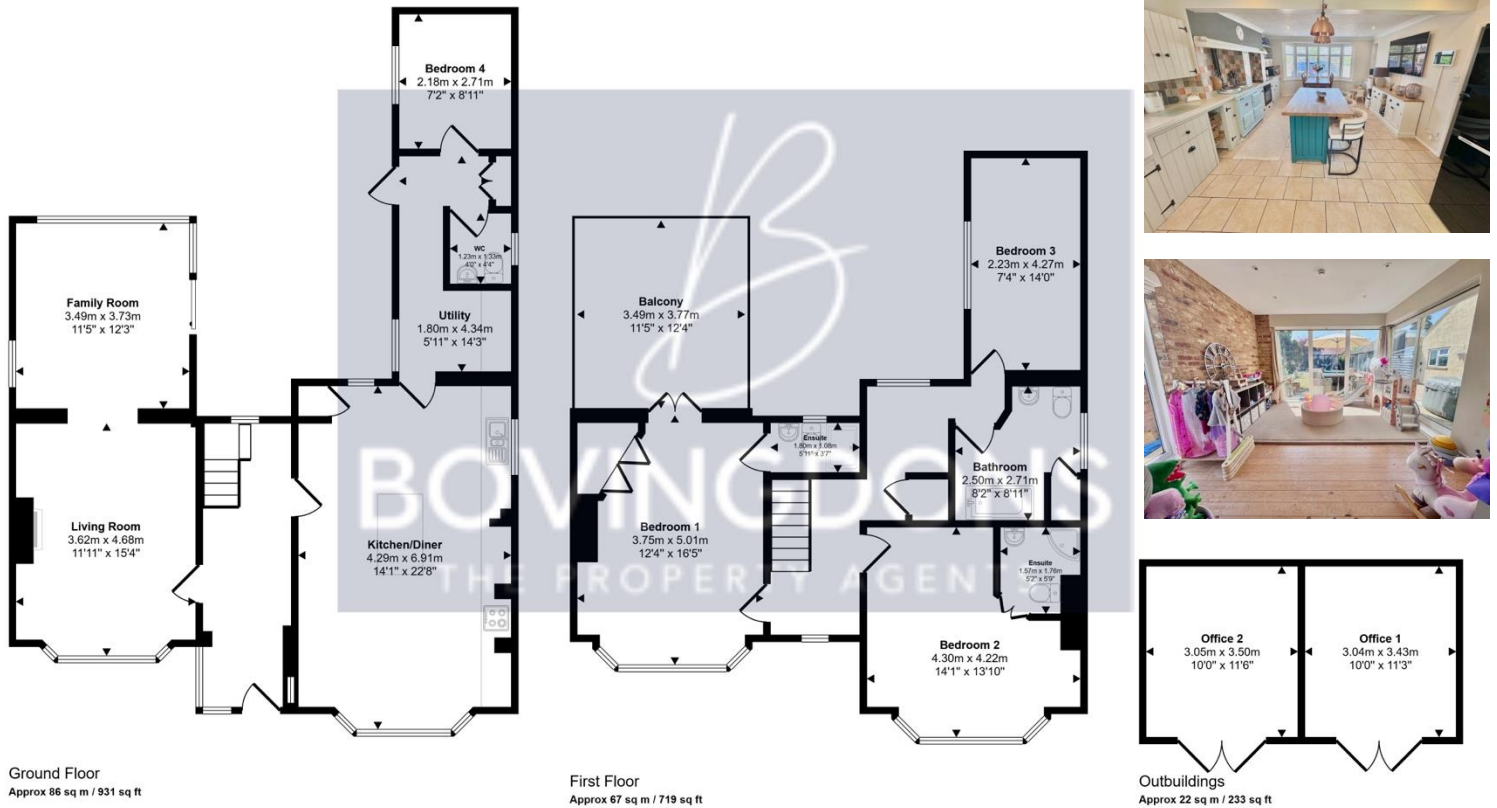


Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is D
Flood risk is very low.
The property is Freehold with registered title CB264970
There are no Restrictive Covenants, Easements or Rights of Way over the property.
All main services are connected including EV charging point.
Estimated Broadband speeds are Standard 4mbps, Superfast 80mbps and Ultrafast 1000mbps.



Approx Gross Internal Area
175 sq m / 1884 sq ft



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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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