



## 6 Acer Drive

Fordham Road, Isleham, Cambs, CB7 7AJ

**Guide Price £550,000**



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 large garden with garden room 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.



**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**

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**Hallway**

**WC** - 1.88m x 0.84m (6'2" x 2'9")

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

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

**Utility Room** - 1.85m x 1.5m (6'1" x 4'11")

**Bedroom 1** - 4.04m x 3.89m (13'3" plus wardrobe space x 12'9")

**Ensuite** - 2.69m x 1.4m (8'10" x 4'7")

**Bedroom 2** - 4.04m x 3.38m (13'3" x 11'1")

**Bedroom 3** - 3.73m x 3.61m (12'3" x 11'10")

**Bathroom** - 2.31m x 2.11m (7'7" x 6'11")



**Outside**

Single garage measuring approximately 17'7" x 9'5" with personal door to the rear garden and driveway providing off road parking.

**Garden Room** - 3.2m x 2.54m (10'6" x 8'4")

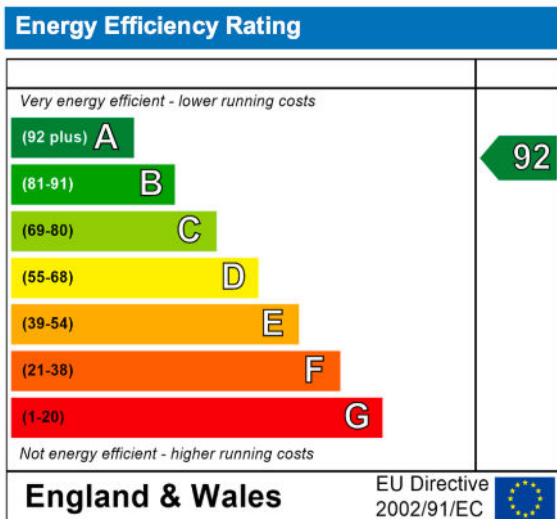
To the rear of the garage with double glazed patio doors overlooking rear garden. The rear garden is of good size and has timber fencing to the boundary and a paved patio.

**Notes**

- Air Source Heat Pump
- NHBC Building Warranty
- Local Council is East Cambridgeshire District Council.



**Energy Efficiency Graph**



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