



Plot 9 Acer Drive

Fordham Road, Isleham, Cambs, CB7 7AJ

Guide Price £650,000



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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 north-east 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 with an 'A' rated EPC.. The property benefits from underfloor heating from Air Source Heat Pump, Solar panels, double glazing, kitchen with fitted Bosch appliances, separate utility room, cloakroom, study, 4 bedrooms, ensuite 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 - 5.03m x 3.99m (16'6" x 13'1")

Part glazed door from the hallway. Double glazed French style doors to the rear garden. TV point. Underfloor heating control. Coved ceiling with light point.

Kitchen Diner - 7.92m x 3.81m (26'6" x 12'6")

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. Breakfast bar with Bosch 5 ring induction hob and Bosch extractor over, Integrated Bosch dishwasher, 60/40 integrated fridge freezer and a double oven and grill. Underfloor heating control. Two 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 - 3.81m x 1.63m (12'6" 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. Tall standing cupboard to corner. Double glazed window to the front aspect. Double glazed door to the driveway. Coved ceiling with light point.

Study - 2.62m x 2.44m (8'7" x 8'0")

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

Bedroom 1 - 4.22m x 3.81m (13'10" x 12'6")

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

Ensuite - 2.36m x 1.35m (7'9" x 4'5")

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 - 3.81m x 3.76m (12'6" x 12'4")

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

Bedroom 3 - 3.81m x 3.76m (12'6" x 12'4"
Plus door recess.)

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

Bedroom 4 - 2.9m x 2.84m (9'6" x 9'4")

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

Bathroom - 3.23m x 1.63m (10'7" x 5'4")

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

Large front garden being laid to lawn. Gravel driveway and turning area to front and side providing off road parking for several vehicles. Outside tap. There is a double 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.



Notes

'A' Rated EPC.

Council is East Cambridgeshire District Council

Council Tax band is estimated as E.

10 Year NHBC Warranty

Integrated Bosch kitchen appliances.

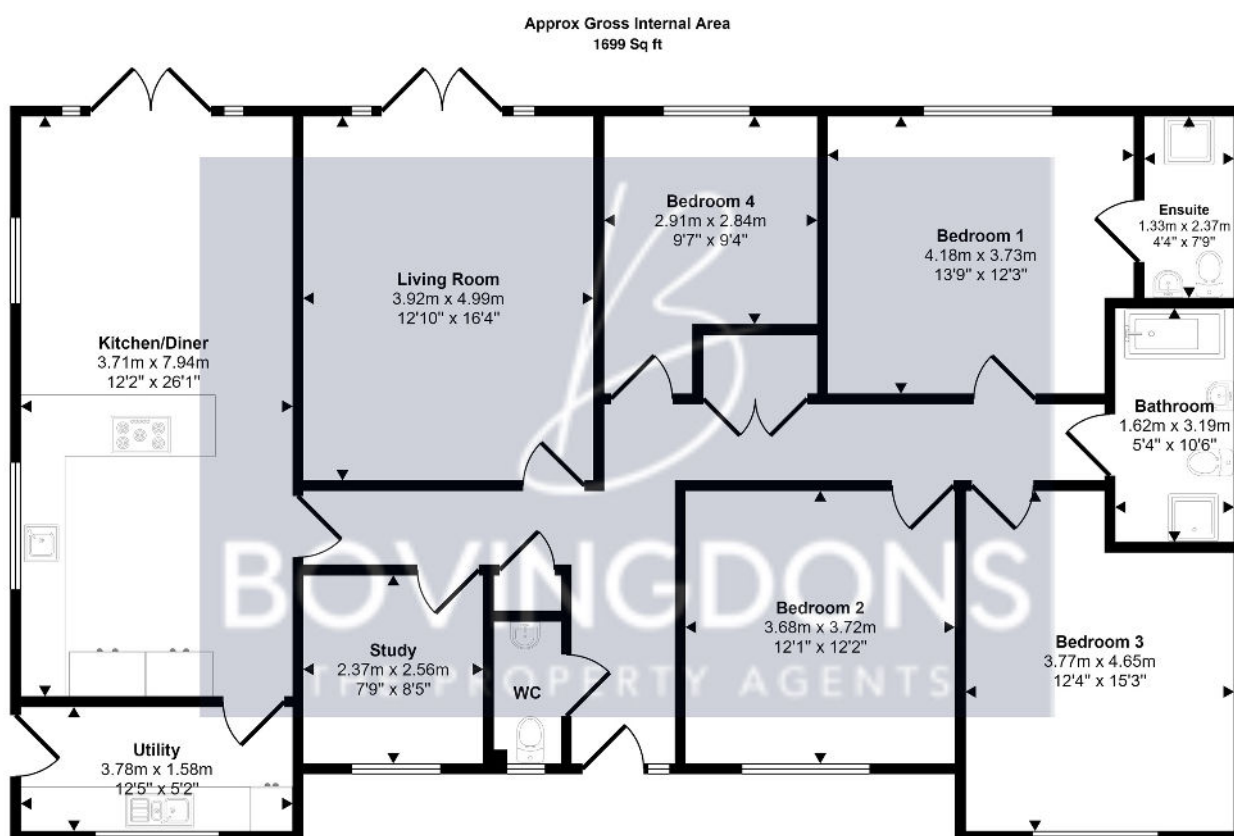
Solar panels to roof

Air Source Heat pump to underfloor heating.





Floor Plan



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

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	94 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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