



10 The Sorrels
Isham, NN14 1HU



Simpson & Partners

Situated in the heart of the popular village of Isham, is this beautifully presented three bedroom detached property, with truly incredible country views.

Upon entering the property, you are greeted to a large and spacious entrance hall with access to the open plan living room, kitchen/ diner that is complete with a log burner. The kitchen has been newly refitted, and further benefits from integrated appliances throughout. From the kitchen, you will find bi-fold doors to the conservatory, with access to the garden. The property also has a utility room with stable door, w/c and internal access to the garage. To the first floor are three spacious double bedrooms, all provided with built in wardrobes, and a four piece family bathroom. Externally, is also extremely impressive, with the rear providing a large landscaped garden overlooking the countryside views, and parking for multiple cars to the front.

This property truly must be seen to be appreciated!

Offers Over £450,000



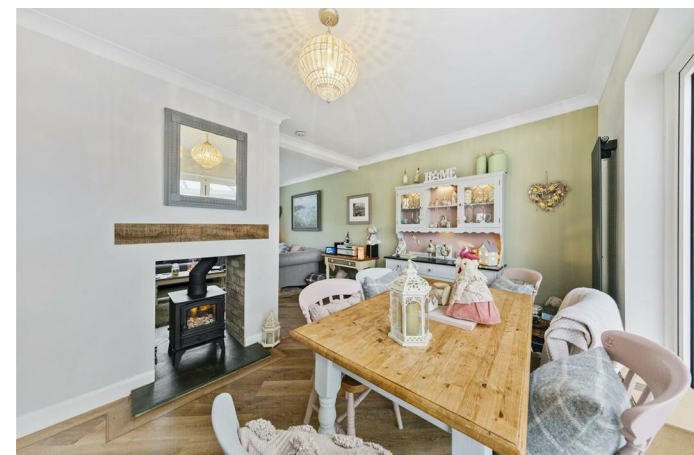
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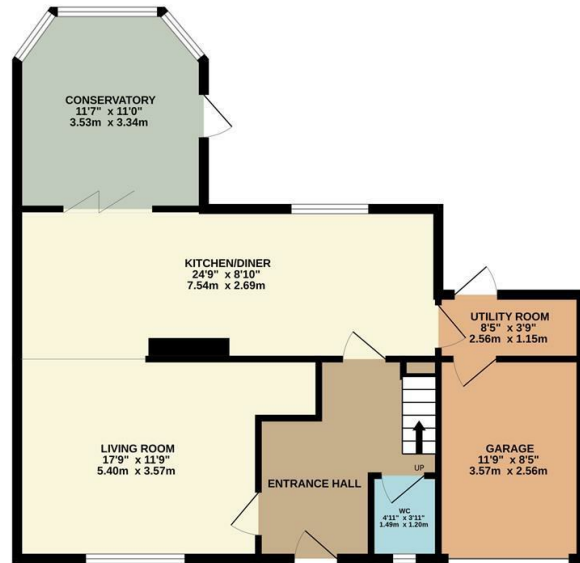
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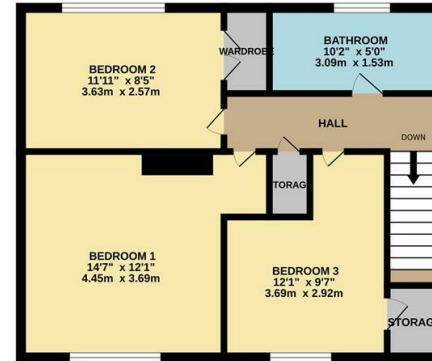
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GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	76
	EU Directive 2002/91/EC	



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