



Bush & Co.



40 East Road, Isleham, Ely, CB7 5SN

£650,000 Freehold



Energy Rating Band D

40 East Road is a substantial detached period family house occupying a corner plot in a peaceful village location. The house has been renovated and improved to an outstanding quality, creating a fine and rare property. The house shows many period features with open fireplaces, exposed beams, brick flooring, timber doors, complemented with modern fittings. The house comprises entrance hall, sitting room, garden room, dining room, handmade fitted kitchen, utility, bathroom, living room with French door to the front garden, 4 bedrooms, ensuite bathroom and family shower room. Garage and enclosed and private gardens. Gas fired central heating, double glazed windows and ample off-street parking.

Isleham is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

The accommodation offers storm porch to vestibule, glazed door to entrance hall with black and red tiled flooring, stairs to the first floor. Living Room featuring exposed timber stud and cross beam, a brick open fire place with wood burning stove, wall lights, feature stained glass window, slate tiled floor with under floor heating and French door to garden.

The inner lobby leads to bathroom with corner bath wc, hand basin, inset lighting, storage cupboard and radiator. Garden Room with a glass topped well, set into brick flooring, French doors to rear garden, under floor heating, feature fire place with wood surround, stairs to first floor. Boiler room has a pressurized hot water tank, boiler, plumbing for washing machine and space of tumble dryer. Dining room with a feature fire place, exposed stud wall with brick infill. The sitting room with Victorian style fire place with painted wood surround and tiled inset, French doors to garden, storage cupboard, timber flooring and radiator.

Kitchen is handmade in a traditional shaker style with a Belfast sink and mixer taps, plumbing for dishwasher, extractor hood, door leading to the rear garden, gas cooker point. Window to rear and Velux windows.

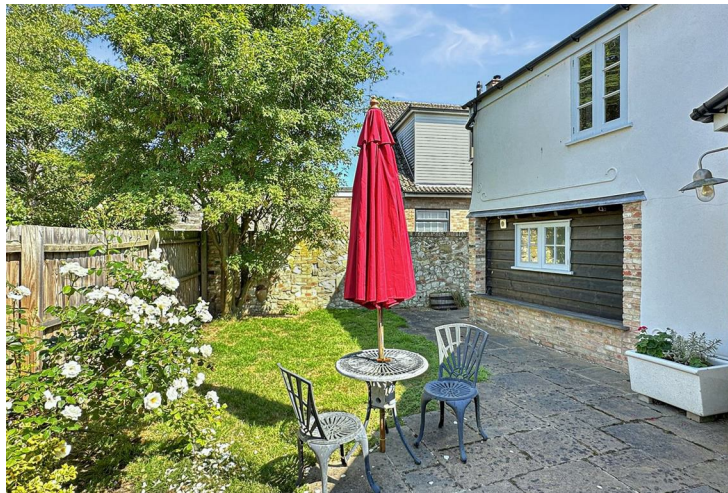
First floor landing leads to Bedroom 1 with windows to front and side elevation, cast iron fireplace, wardrobe, access to loft space and radiator, ensuite bathroom comprising bath, hand basin and wc, linen cupboard and heated towel rail. Bedroom 2 with window to front elevation, cast iron fireplace, wardrobe and radiator. Bedroom 3 with timber flooring, window to side elevation and radiator, hatch to the loft. Bedroom 4 with a vaulted ceiling window to rear elevation and radiator. Shower room comprising shower cubicle, hand basin and WC, heated towel rail and Velux window.

Outside a single attached garage with metal roller door and electric lighting and power. The gardens surround the house with ample parking to the front of the house with gated side access to the rear garden which has a paved terrace adjacent to the rear of the house, lawn and borders surround by brick walling and timber fencing. Side garden is paved behind a stone and brick wall with iron railings.

Tenure: Freehold

Services Mains water, drainage, gas and water.

Council Tax: D



Exceptional service in Cambridge and the surrounding villages

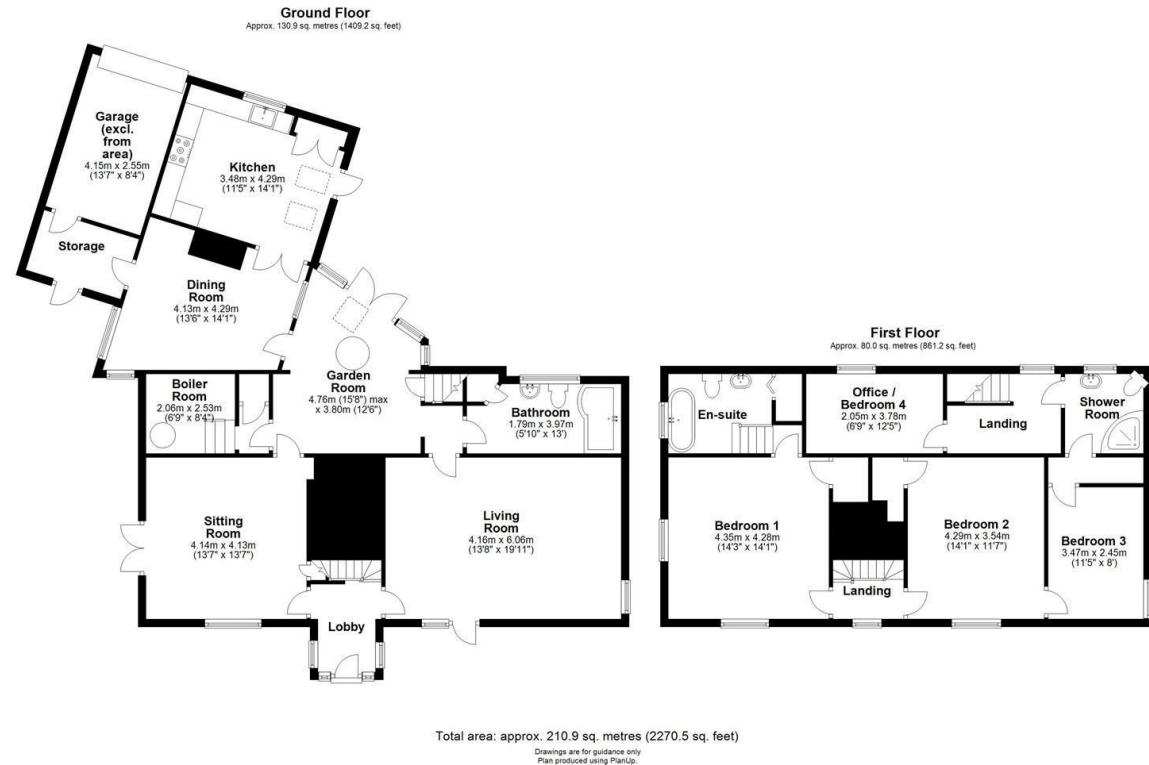
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

