



Hall Barn Road
Isleham, Cambridgeshire CB7 5QZ
Offers In Excess Of £700,000

Hall Barn Road, Isleham, Cambridgeshire CB7 5QZ

An impressive and individually built modern and detached family home standing on a generous size plot and tucked away in the heart of this thriving village.

This substantial property extends to around 2700 sq ft and offers tremendous size rooms throughout. The accommodation includes a fabulous entrance hall with vaulted aspect, living room, dining room, conservatory, kitchen/breakfast room, utility room, four sizeable bedrooms (en-suite to master and dressing area), two bathroom, separate WC.

Externally the property offers extensive private driveway providing lots of parking and detached double garage.

A real feature of the property are the landscaped rear gardens, well stocked with patio area.

Superb family home - viewing recommended.

EPC (C)

Council Tax F (East Cambridgeshire)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

Vaulted ceiling entrance hall with tiled flooring, radiator, storage cupboards, staircase rising to the first floor and door through to the:

Kitchen 16'11" x 11'9" (5.17 x 3.59)

Modern fitted kitchen with a range of matching eye and base level storage units with granite working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, integrated appliances to include eye level double oven, induction hob, dishwasher and fridge/freezer. Serving hatch, display cupboards, tiled flooring, radiator, windows to the rear aspect and French doors out to the garden.

Utility Room 11'9" x 7'1" (3.59 x 2.17)

Base level units with working surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine. Tiled splash back areas, tiled flooring, window and external door to the rear.

Living Room 18'5" x 16'3" (5.62 x 4.96)

Spacious living room with featured bricked fireplace and

wood burner, TV connection point, radiator, windows to the front and side aspect, double doors through to the:

Dining Room 15'5" x 14'0" (4.72 x 4.27)

Spacious dining area with radiator and French door out to the:

Conservatory 11'9" x 11'6" (3.59 x 3.51)

With double glazed windows surrounding, radiator and French doors out to the rear garden.

Bedroom 4 12'7" x 12'2" (3.86 x 3.72)

Double bedroom with radiator, window to the front and side aspect.

Bathroom 9'10" x 7'9" (3.00 x 2.37)

Five piece bathroom suite comprising a low level WC, bidet, wash basin with vanity drawers under, panelled bath with shower attachment, enclosed shower cubicle, tiled walls and flooring and obscured window to the side aspect.

WC 6'1" x 3'5" (1.86 x 1.05)

Low level WC, wash basin with vanity cupboard under, radiator and obscured window to the side aspect.

First Floor Landing

Hanging chandelier lighting, Velux window and access through to the bedrooms and bathroom.

Bedroom 1 27'6" x 18'5" (8.40 x 5.62)

Large bedroom with radiator, windows to the front and aspect aspect, walk-in dressing area with built-in wardrobes and door through to the:

Ensuite 6'8" x 6'7" (2.04 x 2.02)

Three piece suite comprising of a low level WC, wash basin with vanity unit under, enclosed shower cubicle, tiled walls and Velux window.

Bedroom 2 12'7" x 11'6" (3.86 x 3.52)

Double bedroom with radiator, window to the side aspect, Velux window and door through to the:

Wardrobe 10'4" x 7'9" (3.15 x 2.38)

With clothes rail and radiator.

Bedroom 3 13'6" x 12'7" (4.13 x 3.86)

Double bedroom with radiator and window the rear aspect.

Bathroom 6'11" x 6'8" (2.13 x 2.04)

Three piece bathroom suite comprising a low level WC, wash basin with vanity cupboard under, panelled bath with shower attachment, tiled walls and flooring, and Velux window.

Outside - Rear

Beautifully landscaped rear garden with laid lawn area, newly planted shrubs and trees, extensive patio seating area and side access around to the front of the property.

Outside - Front

Extensive private driveway leading up to the double garage. Laid to lawn frontage and outdoor lighting.

Double Garage 20'2" x 20'1" (6.16 x 6.14)

Two remote controlled electric roller doors, workbench, independent water stop cock and outside tap. Tumble drier vent and electrical trip switches to sockets and lighting. With stairs to extensive storage above the parking area and double Velux windows.

Property Information:

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Feet - 2700sqft

Parking - Driveway & Double Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps

download, 220Mbps upload

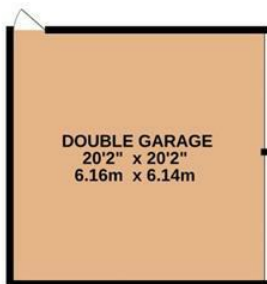
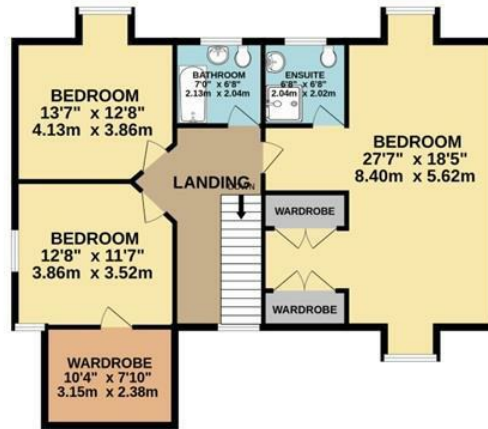
Mobile Signal/Coverage - Limited

Rights of Way, Easements, Covenants - None that the vendor is aware of

GROUND FLOOR
1792 sq.ft. (166.4 sq.m.) approx.



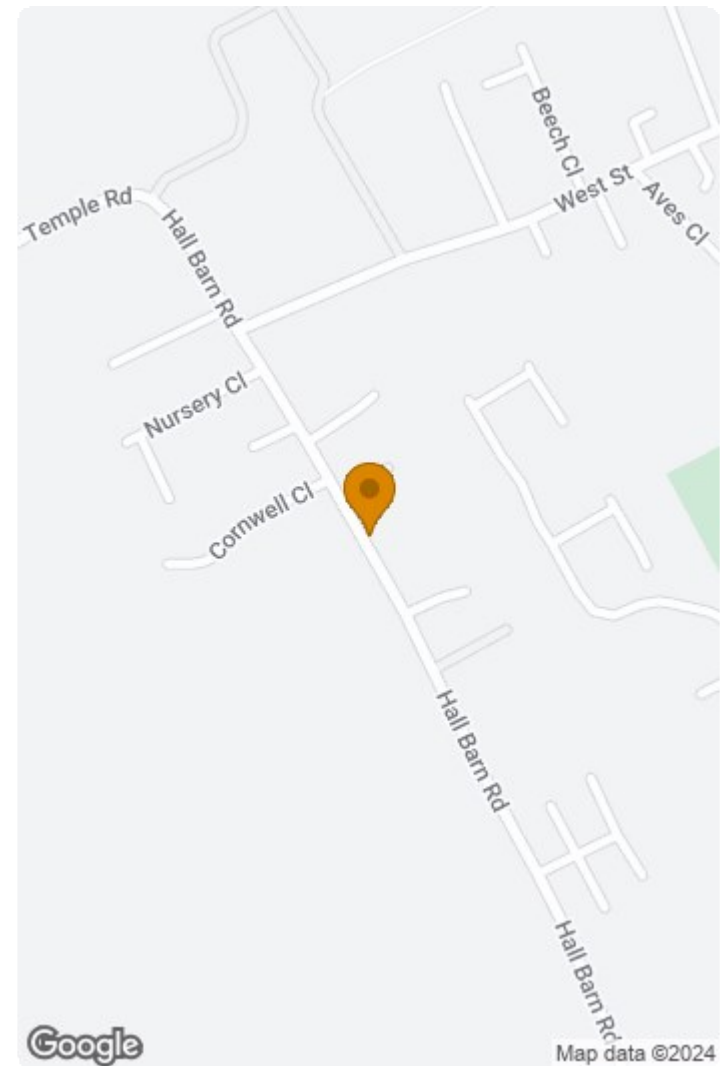
1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



41 HALL BARN FARM

TOTAL FLOOR AREA : 2767 sq.ft. (257.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 95 (Current), 78 (Potential)
Environmental Impact (CO₂) Rating: 95 (Current), 78 (Potential)

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