



West Street
Isleham, CB7 5SD
Guide Price £350,000

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An extensively enhanced and thoughtfully extended family home, situated in the heart of this vibrant and sought-after village.

Isleham is conveniently located just a few miles from Ely and Newmarket, offering an excellent range of amenities, including an impressive sports centre and a highly regarded primary school.

Deceptively spacious, the property spans three floors and features an entrance hall, cloakroom, kitchen, generously sized living/dining room, four main bedrooms, and a family bathroom. It benefits from gas-fired central heating and double glazing throughout.

Outside, the property boasts a delightful, fully enclosed rear garden, as well as a garage and off-road parking situated to the rear.

Viewing is highly recommended to fully appreciate all this home has to offer.

Accommodation Details:

Fully glazed front entrance door leading through to the:

Entrance Hall

With storage cupboard, staircase rising to the first floor and door through to the:

Kitchen 7'10" x 12'9" (2.39 x 3.89)

Modern fitted kitchen with a range of matching eye and base level storage units and wooden working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with hot and cold tap. Integrated BOSCH oven and hob with extractor hood above, space for a fridge/freezer, dishwasher, washing machine and tumble dryer. Laid wooden style flooring and window to the front aspect.

WC 6'0" x 2'9" (1.83 x 0.85)

Low level WC, hand basin, heated towel rail, tiled walls and flooring and obscured window to the front aspect.

Living/Dining Room 13'10" x 23'7" (4.22 x 7.19)

Open plan living/dining room with TV connection point, radiator, wall lighting, windows to the side aspect and French doors out to the rear garden.

First Floor Landing

With storage cupboard and access

through to the bedrooms and bathroom. Staircase rising to the second floor master bedroom.

Bedroom 2 8'8" x 10'1" (2.66 x 3.08)

With radiator and window to the rear aspect.

Bedroom 3 7'5" x 8'7" (2.28 x 2.64)

With radiator and window to the rear aspect.

Bedroom 4 6'8" x 10'1" (2.05 x 3.08)

With radiator and window to the front aspect.

Master Bedroom 13'10" x 18'2" (4.22 x 5.54)

Spacious master bedroom access storage cupboard, radiator, dual aspect Velux windows with electric blinds to the front and rear aspect.

Bathroom 7'5" x 7'8" (2.28 x 2.35)

White bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, heated towel rail and window to the side aspect.

Outside - Rear

Delightful rear garden with laid to lawn area, paved patio area, outdoor lighting, side and rear pedestrian gate.

Outside - Front

Enclosed by picket fencing and mature

hedging, pathway leading up to the front entrance.

Garage

Single garage with up and over style door.

Property Information:

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 106 SQM

Parking – Off-Road & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1000Mbps download, 1000Mbps upload

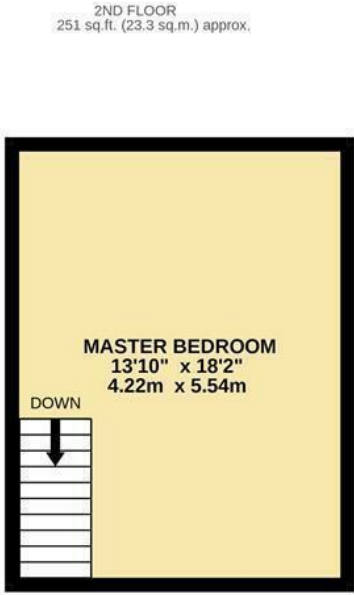
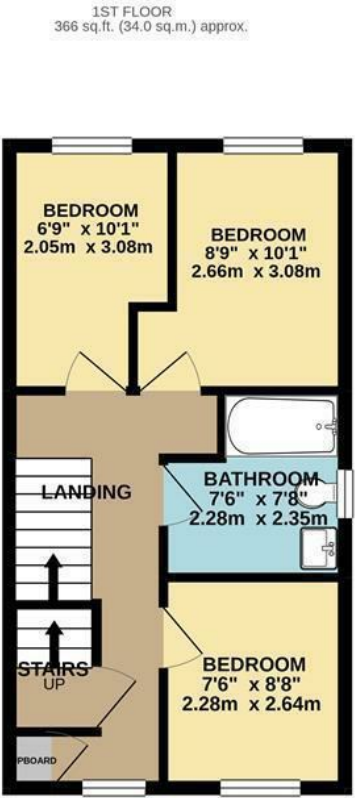
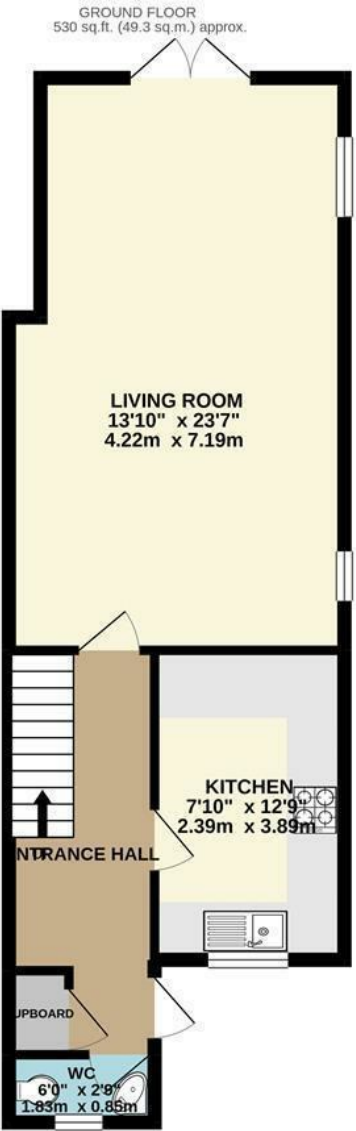
Mobile Signal/Coverage – Ofcom advise 'limited' on all networks

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

Location – What 3 Words -

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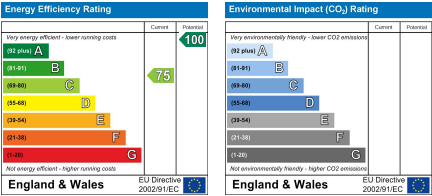




TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.

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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