



Station Road
Isleham, CB7 5QT
Guide Price £550,000

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A superb, spacious, detached family home standing on the edge of this thriving village and enjoying landscaped gardens and a delightful open view to side aspect.

Stylishly presented and recently improved, this cleverly extended property offers generous, comfortable and versatile rooms throughout. Accommodation to include entrance hall, living room, sitting room, impressive kitchen/family room, utility, cloakroom, bedroom 4/study, master bedroom with featured balcony with some far reaching views and en-suite shower room, two further double bedrooms (en-suite) and a family bathroom.

Externally this gated property enjoys some delightful and fully enclosed gardens with play area, extensive patio area and an appealing mix of mature plants and shrubs.

No chain – viewing recommended to appreciate the space this home offers.

Council Tax D (East Cambridgeshire)
EPC D

Entrance Hall

With entrance door, radiator, staircase rising to the first floor, built in storage cupboard.

Sitting Room 15'5" x 12'0" (4.72m x 3.67m)

With fireplace housing a log burning stove with tiled hearth, natural floor boards, TV connection point and bay window to the front aspect.

Family Room 12'2" x 12'0" (3.73m x 3.67m)

With exposed bricked wall, radiator, windows to the side and rear aspect and side door out to the rear garden.

Kitchen/Dining Room 22'7" x 13'8" (6.90 x 4.19)

Fitted with a bespoke handmade solid oak matching eye level and base storage cupboards with worktop surfaces, Aga range cooker, double sink unit with mixer tap, Neff built in oven with induction hob over, larder cupboard, tiled flooring, tiled splashbacks, radiator and bay window to the front aspect.

Rear Hall

with radiator, glazed door leading out to the rear garden, storage cupboard.

Utility

Fitted with eye level and base storage cupboard with worktop surfaces over, sink with mixer, space and plumbing for washing machine.

Clockroom

Comprising of concealed WC, wash basin, heated towel rail and window to the side aspect.

Bedroom 4/Study 8'10" x 7'1" (2.70m x 2.18m)

With window to the side aspect and radiator.

First Floor Landing

Loft hatch for access to roof space, radiator, airing cupboard with shelving, window to the front aspect.

Bedroom 1 16'0" x 11'11" (4.90m x 3.65m)

With walk in wardrobe, radiator, bay window to the front aspect and French doors leading out to the balcony.

Sun Terrace 12'2" x 12'0" (3.73 x 3.67)

Paved with brick parapet wall and contemporary rail to the rear and side aspect.

Ensuite

Newly fitted three piece suite with concealed WC, wash hand basin with vanity under,

enclosed shower cubicle with sliding door, heated towel rail and window to the rear aspect.

Bedroom 2 14'0" x 13'10" (4.28 x 4.24)

Double bedroom with fitted wardrobes, radiator and bay window to the front aspect.

Ensuite

Suite comprising of shower cubicle, wash hand basin and low level WC.

Bedroom 3 14'5" x 7'6" (4.40 x 2.30)

With radiator and window to the side aspect.

Bathroom

Suite comprising of side panel bath, pedestal wash hand basin, low level WC, airing cupboard with shelving.

Outside - Rear

Fully enclosed, beautifully maintain rear garden with extensive patio area, lawn area, play area with rubber laid flooring. A variety of vibrant tree, shrubs and flowers, outdoor lighting and side pedestrian gate.

Outside - Front

Extensive laid to shingle driveway with gated entrance and pedestrian gate.

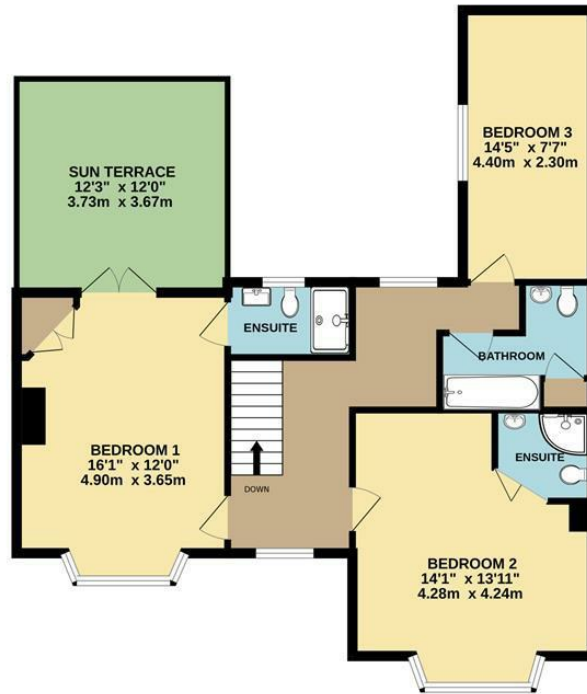
Workshop 21'1" x 12'4" (6.45m x 3.78m)

With power and light connected.

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.

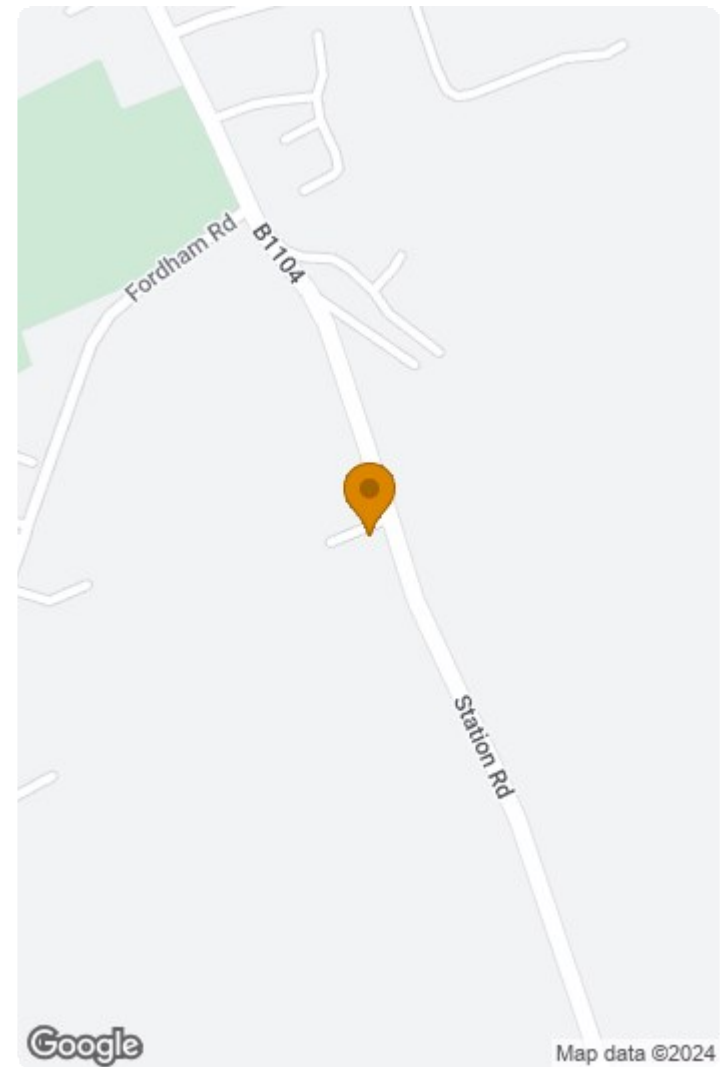


1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

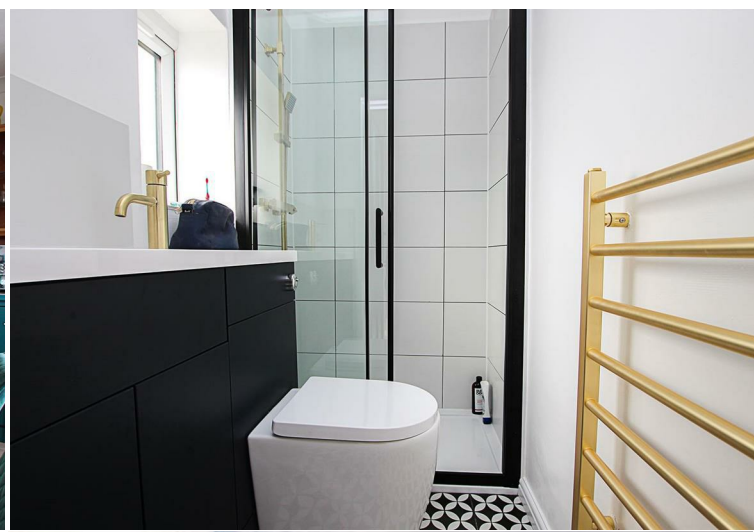
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		66	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	

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A large wardrobe with a full-length mirror on the left side and several drawers at the bottom. The wardrobe is light-colored with silver handles.

A light blue chest of drawers with six drawers, each with a small blue knob. A black television is placed on top of the chest.

A dark-colored wardrobe with glass-paned doors, featuring decorative patterns on the glass.

A window with a white frame and a dark brown blind, providing a view of the outdoors.

A dark-colored door with a glass panel, set against a red wall.

A bed with a white quilted duvet and a yellow headboard, positioned in the center of the room.