



Isaacson Road
Cambridge, Cambridgeshire CB25 0AF
Guide Price £775,000

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Isaacson Road, Cambridge, Cambridgeshire CB25 0AF

An individual, detached family home set on the ever desirable Isaacson Road in Burwell offering superb scope for further improvement and extension (subject to planning).

Offering over 2,400 sq ft of well maintained accommodation including entrance hall, kitchen/family room, dining room and utility room to the ground floor and master bedroom with ensuite, 4 further bedrooms and family bathroom to the first floor.

Externally, the property offers a double garage and ample driveway parking.

To the rear, the superb, South facing garden offers a patio area and benefits from a heated swimming pool with new pool liner.

A must to view to appreciate the space and scope this home offers.

Entrance Hall

Door to front driveway with full height window to side. Doors leading to kitchen/family room, sitting room and dining room. Stairs to first floor. Wood effect flooring. Radiator.

Sitting Room

16'9" x 14'7"

Spacious sitting room with inset flame effect fire with attractive surround and mantle. French doors leading to rear garden. Radiator. Door to entrance hall.

Dining Room

16'8" x 10'0"

Generous dining room with dual aspect windows overlooking the front and side. Radiator. Door leading to entrance hall.

Kitchen/Family Room

27'3" x 22'9"

Spacious, bright kitchen/family room. Kitchen: Range of base and eye level cupboards with worktop over incorporating breakfast bar seating area. Stainless steel 1 1/4 sink and drainer with mixer tap over. Integrated eye level double oven. Inset electric hob with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Large window overlooking side aspect. Opening leading to utility area. Family Room: Generous family room with French doors leading to rear garden. Woodburner stove with glass hearth. Wood effect flooring throughout. Radiator. Door leading to entrance hall.

Utility Room

8'7" x 7'5"

Range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Window to side aspect. Door leading to inner hall.

Inner Hall

Doors leading to utility room, double garage and front.

Landing

Generous landing with windows overlooking front aspect. Stairs to ground floor. Radiator. Loft hatch access.

Bedroom 1

15'5" x 10'5"

Spacious double room with window overlooking rear garden. Radiator. Doors to en suite and landing.

En Suite

Modern white suite comprising low level W.C., hand basin with mixer tap over inset to bespoke, built-in vanity dresser unit, providing ample storage. Walk-in shower. Half height tiled walls. Tiled flooring. Radiator. Door leading to bedroom.

Bedroom 2

17'0" x 15'7"

Spacious double room with dual aspect windows overlooking front. Wood effect flooring. Radiator. Door leading to landing. NB: currently used as an office.

Shower Room

White suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower. Half height tiled walls. Tiled flooring. Radiator. Obscured window.

Bedroom 3

14'1" x 9'11"

Double bedroom with window overlooking rear aspect. Radiator. Door leading to landing.

Bedroom 4

13'2" x 9'11"

Double bedroom with window overlooking front aspect. Radiator. Door leading to landing.

Bedroom 5

10'6" x 7'6"

Good size room with window overlooking rear garden. Radiator. Door leading to landing.

Bathroom

Generous bathroom with white suite comprising low level W.C., hand basin with mixer tap over, panelled bath and walk-in shower. Attractively tiled walls and floor. Radiator. Obscured window. Door leading to landing.

Outside - Front

Attractive block paved driveway, providing ample off street parking, leading to access to double garage (with power and light). Side access to rear garden.

Outside - Rear

Fully enclosed garden, with lawned area and patio. Mature shrubs and tree boundary, ornamental pond with rockery surround.

Further, fully enclosed area of lawn beyond hedge divider, accessed via archway.

Heated swimming pool. Liner replaced in 2024. Pool can be heated by the sun via a pipe system currently in place.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 226 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 100Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

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



GROUND FLOOR
APPROX. FLOOR
AREA 1263 SQ.FT.
(117.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1173 SQ.FT.
(108.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2436 SQ.FT. (226.3 SQ.M.)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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