





Radcliffe & Rust are delighted to offer for sale this semi-detached property on Croft Road, Isleham, CB7. The property is located just off Mill Lane and within easy access of the heart of the popular village of Isleham down a residential no-through road. Isleham is an attractive village with a real community spirit. It offers a wealth of local amenities including three public houses, The Beeches - a modern community centre with large recreation ground, co-op, post office, butchers and Chinese take-away. It also falls within the catchment for the "good" rated Isleham Primary School & the "good" rated Soham Village College for secondary education. The village is also well placed for the commuter as it is located eighteen miles north east of Cambridge, ten miles south east of Ely, eight miles north of Newmarket and sixteen miles west of Bury St Edmunds. The nearest train stations can be found in Soham and Ely with Ely train station offering a direct service to London Kings Cross.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this immaculate three bedroom semi-detached property in Isleham, CB7. Having been cleverly modernised and extended to the front and rear, the property offers stunning interiors and is in immaculate turn-key condition.

Upon approaching the property, you are welcomed by ample off road parking immediately outside the property. Being positioned on a corner plot, the property is on a generous sized piece of land. The extension that has been added to the front of the property has been cleverly thought out showing the contrast between the original property and new extension working seamlessly together. Once inside, you are welcomed into the hallway with stairs leading to the first floor. Decorated in a dark blue colour with herringbone oak coloured flooring, the hallway has panelling next to the stairs with hooks for hats, coats and scarves.

To the left of the hallway through a half glazed oak door is the simply stunning L-shaped open plan kitchen, dining and living room. The kitchen is positioned at the front of this room in the front extension. This space is flooded with light thanks to the large window overlooking the front of the property and two roof lights. The kitchen has pale grey wall and base units with a contrasting wooden coloured worktop, brass handles and grey metro wall tiles. Within the kitchen there is a large ceramic butler sink, electric oven, induction hob, integrated dishwasher and space for a full height fridge / freezer. Within the kitchen there is a large central island which can seat two people. The dining area can house a table for at least eight people and has bi-folding doors overlooking the rear garden. The cosy living area is large enough for an L shaped sofa and wooden media wall housing the TV, cupboards and shelving.

In the kitchen, there is an additional doorway which leads to a second living room. Painted in a dark off black colour, this cosy space has a second media wall with cupboards, shelves and space for a TV and is large enough for a sofa. This room also has French doors leading to the rear garden making the room bright and relaxing. The downstairs bathroom is accessed from the second living room. The bathroom is a great size and has half panelled walls, a freestanding bath, W.C. and wooden vanity with countertop sink.

On the first floor there are three bedrooms and a shower room. The landing has been cleverly used by the current owners to be used as a work from home office space. The first room immediately in front of you at the top of the stairs is the

family shower room. Within the room there is a walk-in shower with curved glass screen, counter top sink with under cupboard storage, W.C. and traditional style radiator. Next door to the family bathroom is bedroom two. This good sized double has a feature panelled wall painted in a dark green colour making the room calm and inviting. Next to bedroom two is bedroom three. This room would work really well as a single bedroom, nursery, exercise or office space. Bedroom one is another great sized double. Spanning the full length of the property, this room has a large window overlooking the rear of the property and space for additional furniture as required.

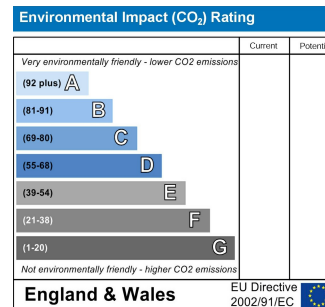
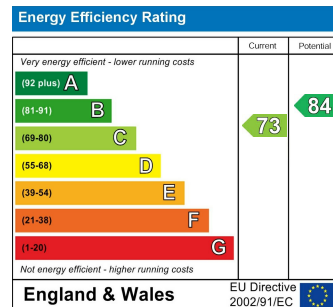
The rear of the property holds the fantastic private rear garden. Mainly laid to lawn this L shaped space is vast with mature trees lining the back of the garden. Immediately outside the property is a paved patio area making it a great place to relax and entertain.

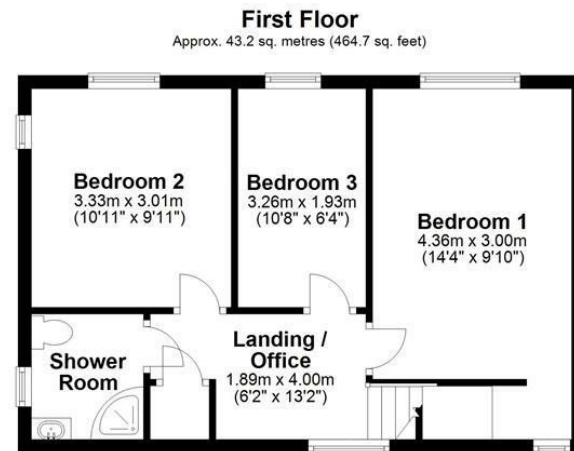
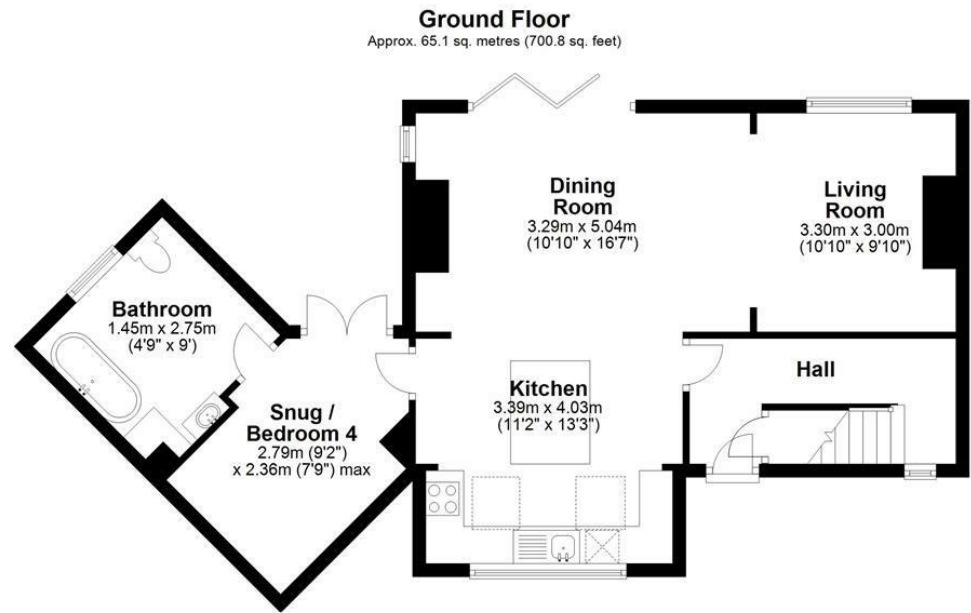
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold

Council Tax: Band C = £2,033 for 2023 - 2024 (East Cambridgeshire District Council)





Total area: approx. 108.3 sq. metres (1165.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
73	84
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-30) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales EU Directive 2002/91/EC	



