



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this modern and spacious four bedroom detached bungalow on Sheldricks Road in Isleham, CB7. The property is located on the edge of the village with un-interrupted countryside views but is still within easy access of the heart of this popular village. 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 area for the "good" rated Isleham Primary School & the "Outstanding" 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 modern and spacious detached bungalow in the popular Cambridgeshire village of Isleham. Set on a sizeable plot, the property has been cleverly extended by the current owners to really maximise the space available and create a pleasant and spacious family home.

The property is set at the end of the village and enjoys un-interrupted countryside views beyond the property's boundary. Set back from the road behind large bushes which line the edge of the plot, the original property and the added extension have been cleverly combined by the current owners to create a property which spans the full width of the plot. To the front of the property there is a good sized front garden laid to lawn. Also at the front of the property, there is a vast gravel driveway which could park at least 6+ vehicles comfortably.

Upon entering the property, you are welcomed into a square shaped hallway which has space for coat and shoe storage along one wall. On the left hand side of the front door is the utility room. Overlooking the front of the property, the utility room is part of the property's extension and has cream shaker style base units with a contrasting wooden coloured worktop and grey metro wall tiles. Within the utility room, there is a stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer and there is also a half glazed door leading to the side of the property and into the rear garden beyond. Next to the utility room is the living room. Decorated in a peaceful light grey colour, the living room has French doors overlooking the rear garden and wall lights which create a warm and relaxing ambience in the room.

The living room, dining room and kitchen are all semi open plan thanks to the large open doorways connecting each room. The living and dining room are clearly defined thanks to the change in flooring as there is light grey carpet in the living room and wooden style Amtico flooring in the dining room which continues into the kitchen. The dining area could comfortably fit a table for 6 people and has feature brick style wallpaper on one wall. The kitchen units are continued into this space allowing for more storage. Beyond the dining room, the kitchen has the same cream shaker style wall and base units and grey metro wall tiles as the utility room. Within the kitchen there is an oven with microwave grill above, hob with overhead cooker hood, integrated full height fridge / freezer and dishwasher and one and a half ceramic sinks with drainer. In the kitchen there is also a door leading to the rear garden. The kitchen has a feature wall in the same brick style

wallpaper as the dining room which ties the spaces together.

From the kitchen, there is an inner hallway which leads to the bedrooms, bathroom and cloakroom. Storage in the inner hallway has been cleverly utilised with a large corner cupboard and a second cupboard which has the water tank in. The first room you come to in the inner hallway is the bathroom. With grey floor to ceiling wall tiles, the spaces have been broken up by adding a feature grey patterned wall tile which has been used on the wall where the shower head is and the wall behind the W.C. Within the bathroom there is a bath with large overhead shower head, white heated towel rail, W.C. with cupboard storage above and hand basin with drawer storage below and mirrored storage cupboard above. Next to the bathroom is bedroom three. Overlooking the rear of the property, this bedroom could comfortably fit a double bed and has a pleasant outlook over the rear garden. Next to bedroom three is bedroom four. This bedroom could be used as an office or exercise space, single bedroom or nursery if required. Next to bedroom four is bedroom two. A great sized double, this bedroom overlooks the front of the property and could easily fit a double bed and additional storage furniture. Between bedrooms one and two there is an additional cloakroom which has the same wall tiles as the main bathroom and has a white heated towel rail, W.C. and hand basin with drawer storage underneath. The final bedroom overlooking the front of the property is bedroom one. A bright and inviting generous double room, the master bedroom has the added bonus of a walk-in wardrobe / dressing area with space for wardrobes on both sides and a dressing table in the middle.

To the rear of the property, there is a generous rear garden which wraps around each side of the property meaning you can access the front of the property from both sides of the garden thanks to the two wooden gates. On the left hand side of the rear garden, there is a large outbuilding with a garage style door and wood clad exterior. The main part of the garden is L shaped and laid to lawn. A generous sized plot, the rear garden would be the perfect space to relax and entertain. To the right hand side of the rear garden, there is a second large shed / outbuilding with double doors and wood clad exterior.

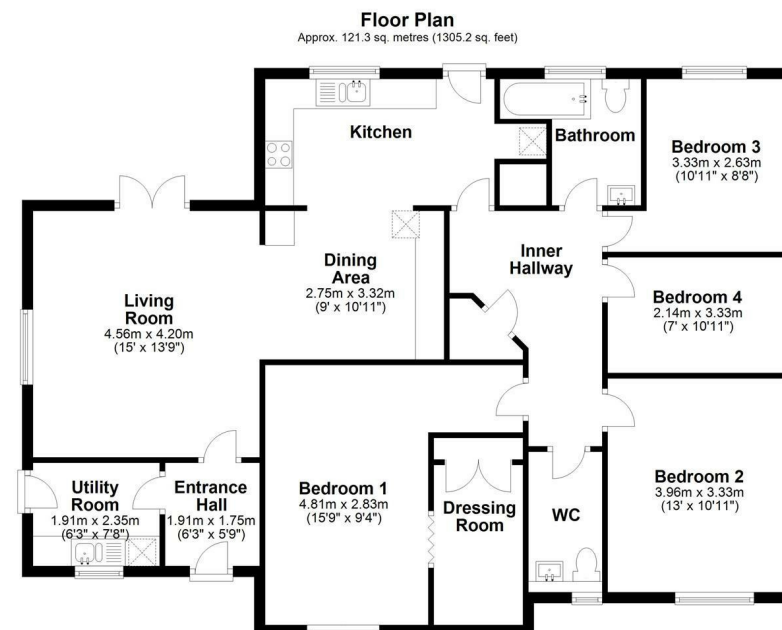
Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

Council Tax: Band C = £2,033 for 2024 - 2025 (East Cambridgeshire District Council)





Total area: approx. 121.3 sq. metres (1305.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

