



Acer Drive, Fordham Road, Isleham, CB7 7AJ

**CHEFFINS**

# Acer Drive, Fordham Road

Isleham,  
CB7 7AJ

- Brand New Detached Bungalow
- 4 Bedrooms – 1 Ensuite
- Air Source Under Floor Heating
- Solar Panels
- Double Garage
- Large Corner Plot
- 10-Year NHBC Warranty

A brand new individual 4 Bedroom detached bungalow offering approximately 157.8 sq m(1699 sq ft) of accommodation and forming part of a select development of 9 single storey homes located on the south side of the village. The property is finished to a high standard with a large double aspect fitted kitchen/dining room, 4 double bedrooms with 1 ensuite and air source underfloor heating throughout. Additional features include solar panels, a long driveway and a double garage and a large corner plot. Viewing strongly recommended.

4 2 1

**Guide Price £650,000**





## LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

## ENTRANCE HALL

### CLOAKROOM

with a low-level WC and hand washbasin.

### STUDY

### FAMILY/DINING/KITCHEN AREA

Stylishly fitted and with integrated appliances, doors to garden.

### UTILITY/LOBBY

with worksurface, sink and space for washing machine, door to garden.

### LIVING ROOM

Doors to garden.

### BEDROOM 1

### ENSUITE SHOWER ROOM

with a shower cubicle with thermostatic shower over, low-level WC and hand washbasin.

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4

## BATHROOM

with a shower cubicle with thermostatic shower over, panelled bath, low-level WC and hand washbasin.

## OUTSIDE

Front garden areas with a driveway leading to a;

## DOUBLE GARAGE

### Plot 9

All of the bungalows have underfloor heating from an Air Source Heat Pump. 4.5KW of PV Panels and PVCu double glazed windows.

## AGENTS' NOTE

The majority of the internal photos are of number 3 Acer Drive and are representative of the finish and style of number 2.

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - To be assessed.

Predicted EPC - A.







Total Floor Area Approx. 1,699 sq ft (157.8 sq m)  
This plan is for illustrative purposes and should be used as a guide only.

Guide Price £650,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority -

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.