



Ellwoods Close, Isleham, CB7 5RN



Ellwoods Close

Isleham,
CB7 5RN

- Extended Modern Detached House
- Superb Fitted Kitchen/Dining Room
- Double Aspect Family Room with a Vaulted Ceiling
- 4 Double Bedrooms – 2 Ensuites
- Exceptional Large Garden

A deceptively spacious and cleverly extended modern 4 bedroom detached with an outstanding large south and east facing garden. The property is superbly presented throughout and stands at the head of small cu-de-sac off a private road situated in a sought after position off Church Lane and with good access to the village amenities. The accommodation includes an exceptional open plan double aspect fitted kitchen and dining room, a double aspect family room with a vaulted ceiling and 4 double bedrooms with 2 ensuites and a family bathroom.

4 3 2

Guide Price £600,000





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

with a part glazed entrance door, stairs leading to the first floor, under stair storage space, wood flooring.

SITTING ROOM

with a feature open fire, tiled surround and timber mantel, window to the front aspect.

KITCHEN/DINING ROOM

a superb double aspect extended room with a range of modern fitted base and wall mounted units with work surfaces over, centre island unit with work surface and built in sink with mixer tap and storage under, breakfast bar, twin built-in ovens, ceramic hob with extractor hood over, integrated dishwasher, space for freestanding fridge/freezer, recessed LED ceiling lighting, tiled flooring (with under floor heating in dining area), radiator, French doors to the side and rear aspect.

FAMILY ROOM

an exceptional double aspect room with a vaulted ceiling with two Velux windows, wood flooring, French doors to the side and rear aspects, bi-folding doors opening out onto the garden.

UTILITY ROOM

with fitted base and wall mounted units with work surfaces over, circular stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, wood flooring, window to the front aspect, door to cloakroom.

CLOAKROOM

with a low level WC, pedestal hand wash basin, tiled flooring, obscured window to the side aspect.

FIRST FLOOR

LANDING

with access to loft space, storage cupboard.

BEDROOM 1

with built-in wardrobes, window overlooking the rear garden, dressing area with fitted wardrobes.

ENSUITE

with a low level WC, hand wash basin with vanity storage, walk-in shower, wall mounted full length storage cupboard, heated towel rail, recessed LED ceiling lights, obscured window to the side aspect.

BEDROOM 2

with a built-in wardrobe with mirrored sliding doors, window to the front aspect.

ENSUITE

with a low level WC, pedestal hand wash basin, quadrant shower cubicle, radiator, obscured window to the front aspect.

BEDROOM 3

with a built-in wardrobe with mirrored sliding doors, window to the front aspect.

BEDROOM 4

with a window to the rear aspect.

BATHROOM

with a low level WC, pedestal hand wash basin, bath with shower over.

OUTSIDE

The property stands at the head of a private residential cul-de-sac situated off Church Lane in a sought after village

location. At the front of the house is a gravelled driveway with a large parking area.

front garden is laid to gravel providing an area for off-road parking, side access gate to the rear garden.

The current owner has successfully acquired additional land and the property now benefits from a superb large south and east facing side and rear garden primarily laid to lawn with established plants, trees and shrubs borders, paved terrace areas, a timber shed, timber decking an ornamental fish pond and gated access to the front.

AGENTS NOTE

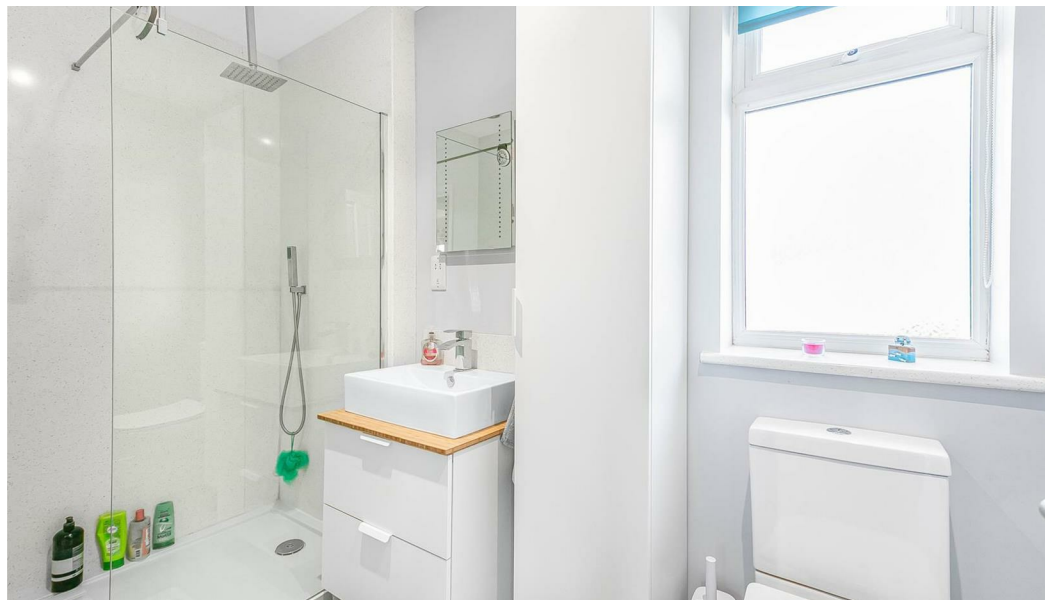
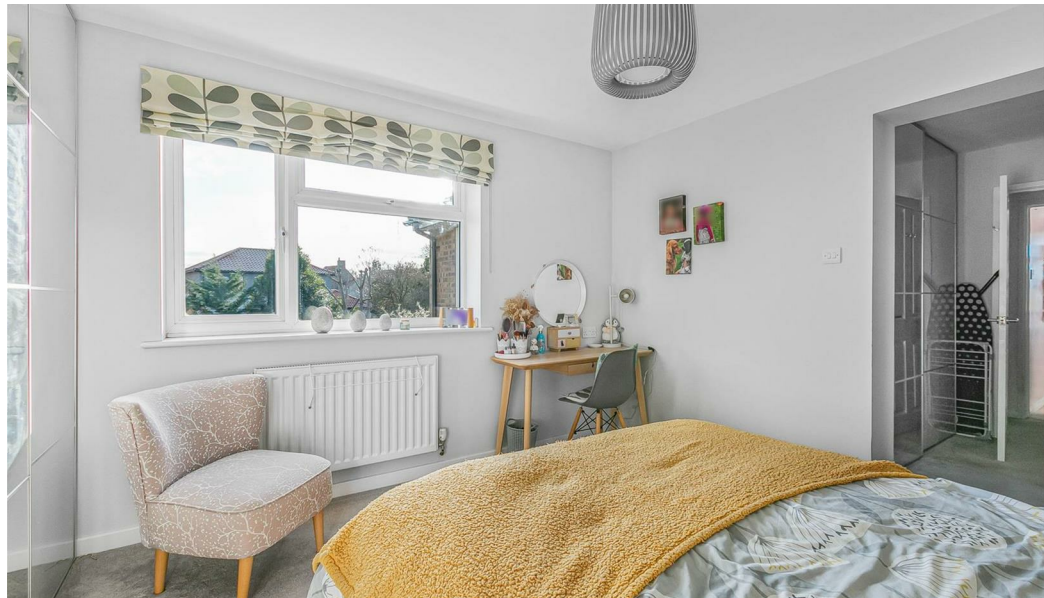
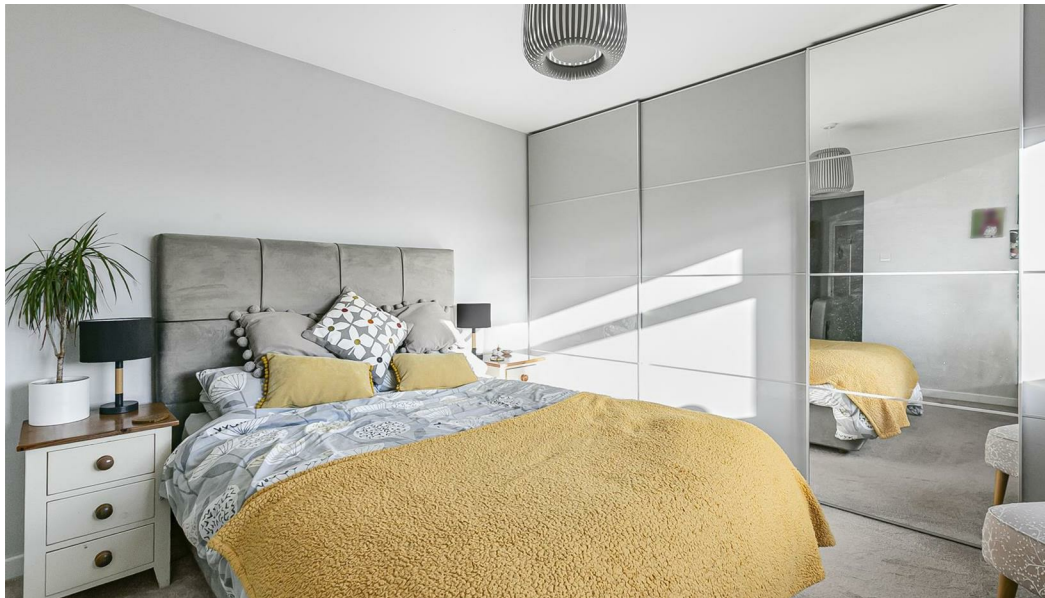
1 - Ellwoods Close is a privately owned road and so as required, any upkeep or maintenance costs are shared between the properties.

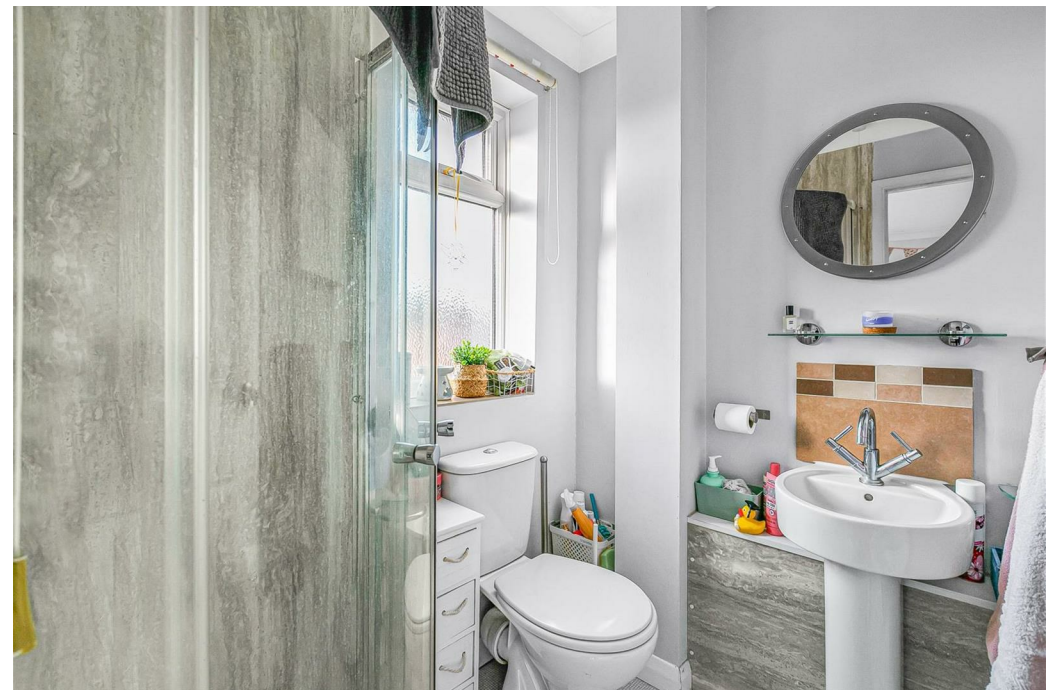
2 - There is a covenant on the garden to not build a permanent separate dwelling in the garden (extensions and garden structures excluded).

MATERIAL INFORMATION

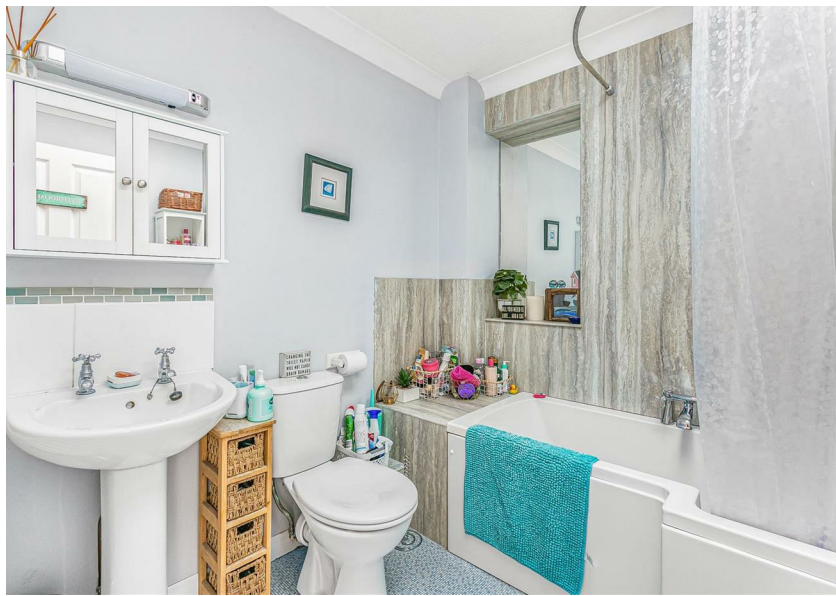
Tenure - Freehold
Council Tax Band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price £600,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire

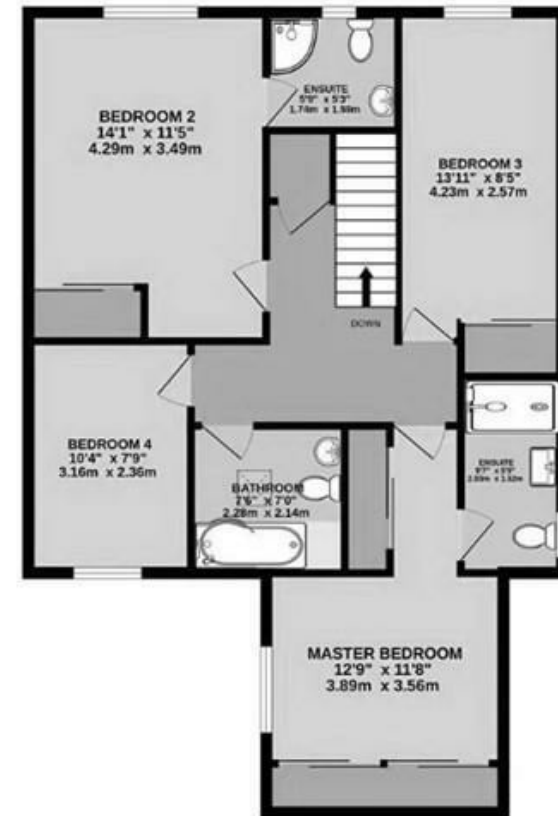




GROUND FLOOR
1054 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 1896 sq.ft. (176.2 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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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.