



Sun Street, Isleham, CB7 5RU

**CHEFFINS**



## Sun Street

Isleham,  
CB7 5RU

- Individual Detached Bungalow
- 4 Bedrooms
- Bathroom & Shower Room
- 3 Reception Areas
- Attractive Gardens
- Non-Estate Location

A sympathetically extended 4 bedroom individual detached bungalow standing in a non-estate position with good access to the village amenities. The property is well presented and benefits from 3 reception areas, a double aspect fitted kitchen and a shower room and separate bathroom. A particular feature is the attractive part walled gardens extending to approximately 0.4 of an acre and with a large gated driveway and garage.

 4  2  3



**Offers In Excess Of £420,000**





## 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 part glazed entrance door.

## BREAKFAST AREA

with laminate flooring.

## KITCHEN

A double aspect room with a modern fitted kitchen including integrated eye level Neff oven and grill, 4 ring ceramic hob and stainless steel extractor hood over, a pair of French doors leading to the garden, door leading to the side lobby with a further door to the outside.

## REAR HALLWAY

with a cupboard with Baxi gas fired boiler, door leading to;

## LIVING ROOM

with a double aspect room with a feature brick fireplace, sliding patio doors leading to the garden.

## BEDROOM 1

## BATHROOM

with a bath, separate shower cubicle, pedestal hand basin, low level WC, tiled flooring, part tiled walls.

## DINING ROOM

## BEDROOM 2

a double aspect room.

## BEDROOM 3

## BEDROOM 4

## WET ROOM/SHOWER ROOM

with a shower area, hand basin, low level WC, part tiled walls.

## OUTSIDE

To the front of the property is a large shingled driveway with a brick perimeter wall and pedestrian and vehicular gated access with a lawned area and established shrub borders.

Gated access to both sides leading to an enclosed rear garden laid to lawn with a paved patio area, attractive clunch brick wall and established hedge boundaries.

## GARAGE

with a metal up and over door to the front.

## SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - C

Property Type - Detached Bungalow

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,427

Parking - Garage & Driveway

## Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas fired boiler and radiators. Open fire in the living room.

Broadband Connected - No

Broadband Type - Fibre to the Cabinet

Mobile Signal/Coverage - Indoor & Outdoor Good

Restrictions - The property has solar panels installed on the roof which are under the rented roof scheme whereby they are owned by a separate party and benefiting from solar energy. Details available upon request.





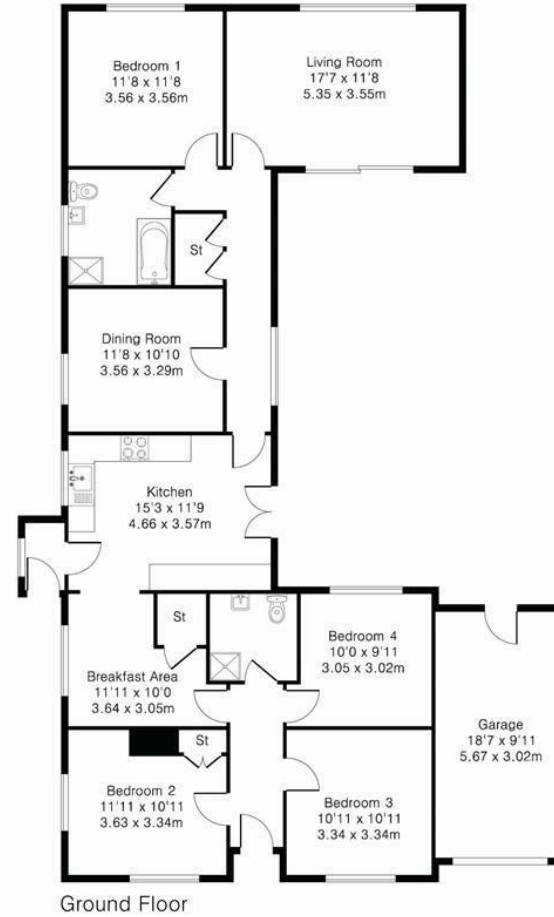




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Offers In Excess Of £420,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambridgeshire

Approximate Gross Internal Area 1427 sq ft – 133 sq m  
 Ground Floor Area 1427 sq ft – 133 sq m  
 Garage Area 184 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.









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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.