



Acer Drive, Fordham Road, Isleham, CB7 7AJ

**CHEFFINS**



# Acer Drive, Fordham Road

Isleham,  
CB7 7AJ

- Brand New Detached Bungalow
- 3 Bedrooms - 1 Ensuite
- Air Source Under Floor Heating
- Generous Garden
- Garage & Driveway
- 10 Year NHBC Warranty
- Due for Completion Oct/Nov 2024

A brand new individual 3 bedroom detached bungalow offering approximately 127.8 sq m (1376 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 triple aspect fitted kitchen/dining room, 3 double bedrooms with 1 ensuite and air source underfloor heating throughout. Additional features include solar panels, a long driveway and a large garden. Viewing strongly recommended.

3 2 1

**Guide Price £535,000**





## 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 cupboard with shelving and housing Daikin boiler.

**CLOAKROOM**

with a low level WC and hand wash basin

**LIVING ROOM**

with doors leading out to the rear garden.

**KITCHEN/DINING ROOM**

An open plan room with fitted walls and base units and quartz work surfaces over, Franke sink, Bosch induction hob with Bosch extractor hood over, Integrated Bosch dishwasher, integrated fridge freezer and a double oven and grill.

**UTILITY ROOM**

with space for washing machine and tumble dryer, doors leading out to the garden.

**BEDROOM 1****ENSUITE SHOWER ROOM**

with a shower cubicle with thermostatic shower, low level WC and hand wash basin.

**BEDROOM 2****BEDROOM 3****FAMILY BATHROOM**

with a corner shower cubicle, panelled bath, low level WC and hand wash basin.

**OUTSIDE**

Front garden laid to lawn with a driveway leading to the garage.

The rear gardens will be rotavated and left level and enclosed by fencing with a paved terrace.

**GARAGE**

with up and over electrically operated door.

**AGENTS NOTE**

Please note the images shown are representative only as these were taken from alternative properties in the development.

**SALES AGENTS NOTES**

Tenure – Freehold

Service Charge – The driveway is shared and any maintenance costs will be split between the properties.

Council Tax Band – TBC

Property Type – Detached Bungalow

Property Construction – Traditional brick and block

Number & Types of Room – Please refer to the floorplan

Square Footage – 1376

Parking – Garage & Driveway

Utilities / Services

Electric Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating sources – Air Source under floor heating and Solar Panels

Broadband Connected – No but is available

Broadband Type – Ultrafast Full Fibre Broadband will be available.

Mobile Signal/Coverage – O2 and EE

Restrictions – We have been made aware this property contains restrictive covenants – please refer to the land registry title for more information.

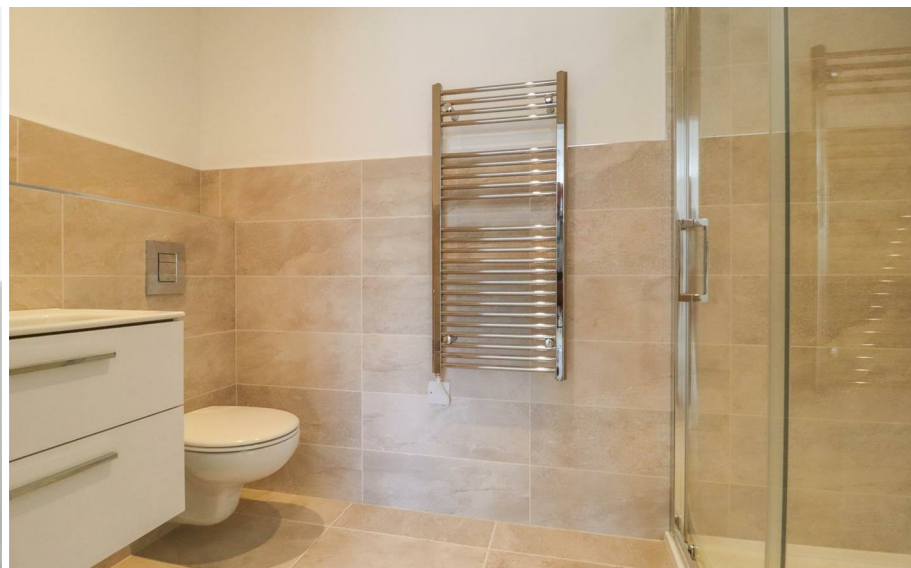
Planning Permission – We advise all interested parties to check the East Cambridgeshire Planning Portal.


Building Safety – The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and that the property is not at risk of collapse.

Accessibility / Adaptations – The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £535,000  
 Tenure - Freehold  
 Council Tax Band - New Build  
 Local Authority - East Cambridgeshire









**Total Floor Area Approx. 1,484 sq ft (137.8 sq m)**  
**This plan is for illustrative purposes and should be used as a guide only.**

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