



Wayside Farm, Fordham Road, Isleham, CB7 5QU

CHEFFINS

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Isleham,
CB7 5QU

A brand new detached house in this award winning development in the popular village of Isleham. Accommodation comprises of three generous bedrooms with ensuite to master and an open plan kitchen/dining space with bi-folding doors that overlook the rear garden and a lounge with bi-folding doors to the garden. This contemporary development of eight varying plots must be seen to be fully appreciated.

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.

3 2 1

Guide Price £420,000



ENTRANCE HALL

with entrance door, stairs to the first floor, wood effect flooring.

CLOAKROOM

with low level WC, wall mounted wash hand basin, wood effect flooring.

LIVING ROOM

with a double glazed window to the front aspect, bi-folding doors to the rear, wood effect flooring.

KITCHEN/DINING ROOM

with a range of base and wall mounted units with worksurfaces over, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, double glazed window to the front, bi-folding doors to the rear, wood effect flooring.

REAR LOBBY

with a cupboard housing air source heating cylinder, door to the rear aspect.

FIRST FLOOR

LANDING

with a double glazed window to the rear aspect, access to the loft space.

BEDROOM 1

with a built-in wardrobe, double glazed window to the rear, radiator.

ENSUITE BATHROOM

with a side panel bath with shower over, vanity unit with inset wash hand basin, low level WC, heated towel rail, double glazed window to the front aspect.

BEDROOM 2

with a built-in wardrobe, double glazed window to the front, radiator.

BEDROOM 3

with a built-in wardrobe, double glazed window to the rear, radiator.

BATHROOM

with a side panel bath with electric shower over, vanity unit with inset wash hand basin, low level WC, heated towel rail, double glazed window to the front aspect.

OUTSIDE

The rear garden is fully enclosed by closeboard fencing with a paved patio area and gated side access.

The front is landscaped with a driveway to the side providing off-road parking and an EV charging point.

Sales Agents Notes

- Tenure – Freehold
- Annual Service Charge – To be confirmed
- Council Tax Band – To be assessed
- Property Type – Detached House
- Property Construction – Brick with tiled roof
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 1,100
- Parking – Private driveway

UTILITIES/SERVICES

- Electric Supply – Mains
- Water Supply – Mains
- Sewerage – Mains
- Heating – Air source heat pumps with underfloor heating
- Broadband – Fibre to the Property available in the area
- Mobile Signal/Coverage – OK

COVENANTS

- We have been made aware this property does contain restrictive covenants – please refer to the land registry title highlighted in the property overview for more information.


BUILDING SAFETY

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

ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have 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) 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	

Guide Price £420,000

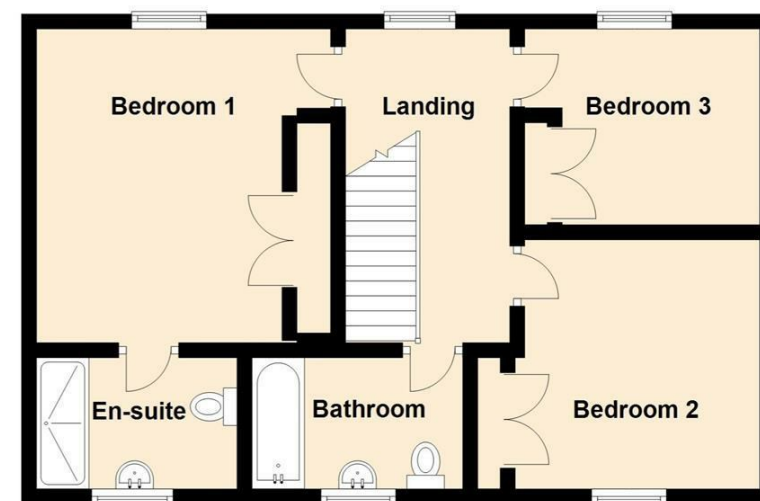
Tenure - Freehold

Council Tax Band - New Build

Local Authority - East Cambridgeshire



Ground Floor



First Floor

Please note - This floor plan is produced for guidance and illustration purposes only and may not be drawn to scale and so should not be relied upon.

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More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.



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