



West Street, Isleham, CB7 5RA

CHEFFINS

West Street

Isleham,
CB7 5RA

5 4 2

Guide Price £680,000

- Modern Detached House
- 4/5 Bedrooms
- 2 Reception Rooms
- 3 Bath/Shower Rooms
- Double Garage & Driveway
- Enclosed Rear Garden
- NO CHAIN

An individual detached modern house set back from the road and situated in a sought after non-estate village location. The property is light and bright with multiple double aspect rooms throughout and benefits from a large living room overlooking the garden, a dining room, fitted kitchen and utility room. The ground floor accommodation also comprises the primary bedroom and ensuite, a further bedroom, bathroom and a study/bedroom 5. Additional features include 2 further bedrooms and a bathroom on the first floor, a large double garage and an enclosed rear garden. Viewing Recommended.





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 large composite glazed entrance door, laminate flooring, stairs leading to the first floor, radiator, inset spotlights, understairs storage cupboard, airing cupboard, Nest thermostat, double doors opening into the;

DINING ROOM

A dual aspect room with laminate flooring and a radiator.

LIVING ROOM

A triple aspect room with windows to both sides and the rear, open fireplace with a stone hearth and cast iron grate, laminate flooring, inset spotlights, 2 radiators, French doors opening onto the rear garden.

KITCHEN

with a range of matching wall and base units with a high gloss finish, granite worksurface over, 5 ring Smeg hob with Siemens extractor hood over, double eye level AEG ovens, integral dishwasher, inset 1.5 bowl Blanco sink, under cupboard LED lighting, vinyl flooring, inset spotlights, tiled splashbacks, window to the rear aspect.

UTILITY ROOM

with a range of wall and base units with a stainless steel sink, wall mounted gas boiler, space and plumbing for appliances, radiator, door to the rear.

CLOAKROOM

with a low level WC, pedestal wash hand basin, radiator, extractor fan.

STUDY/BEDROOM 5

with a corner window to the front and side aspect, laminate flooring, radiator.

PRIMARY BEDROOM

with a radiator, inset spotlights and a window to the rear aspect.

ENSUITE SHOWER ROOM

with a suite comprising a pedestal wash hand basin, low level WC, shower cubicle, tiled flooring, half tiled walls, radiator, extractor fan, inset spotlights and a window to the side aspect.

BEDROOM 2

with a window to the front aspect and a radiator.

BATHROOM

with a four piece suite comprising a pedestal wash hand basin, low level WC, side panel bath, shower cubicle, tiled splashbacks, tiled flooring, inset spotlights, radiator, window to the side aspect.

FIRST FLOOR

GALLERIED LANDING

with inset spotlights and a Nest thermostat.

BEDROOM 3

with a radiator, eaves storage and a window to the rear aspect.

BATHROOM

with a three piece suite comprising a side panel bath with shower attachment over, low level WC, pedestal wash hand basin, radiator, tiled flooring, tiled splashbacks, inset spotlights, velux window.

BEDROOM 4

with a radiator, eaves storage, velux window and a window to the rear aspect.

OUTSIDE

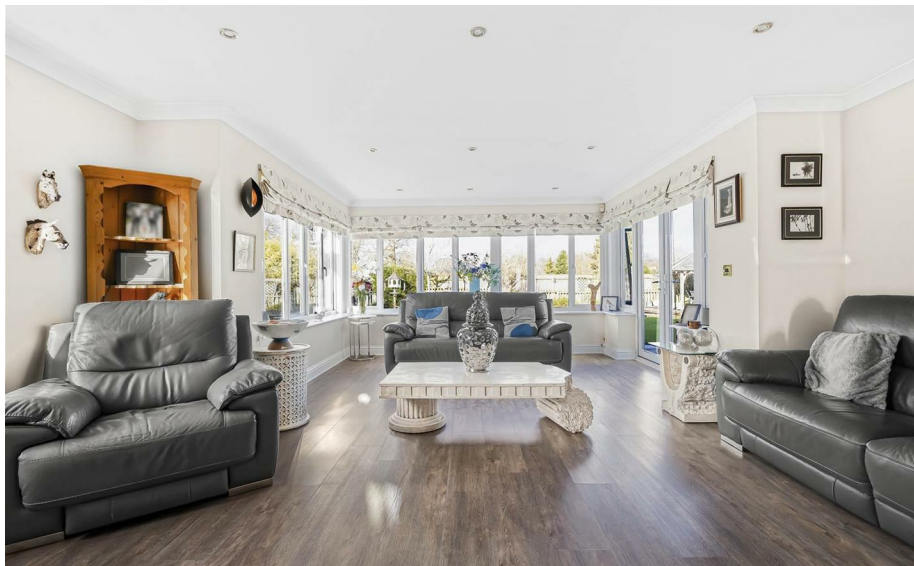
The rear garden is enclosed by timber fencing mainly laid to lawn with a large patio seating area, a further decked area with an inset hot tub, a good size timber entertainment area with pergola over, mature flower bed borders, ornate circular feature with an olive tree, outside taps, outside lighting, gated access to both sides of the property.

To the front of the property is a large tarmac driveway with parking for several vehicles, a seating area, slate borders with palm trees, double iron gates lead to a further shingled driveway (private drive accessed via West Street).

DETACHED DOUBLE GARAGE

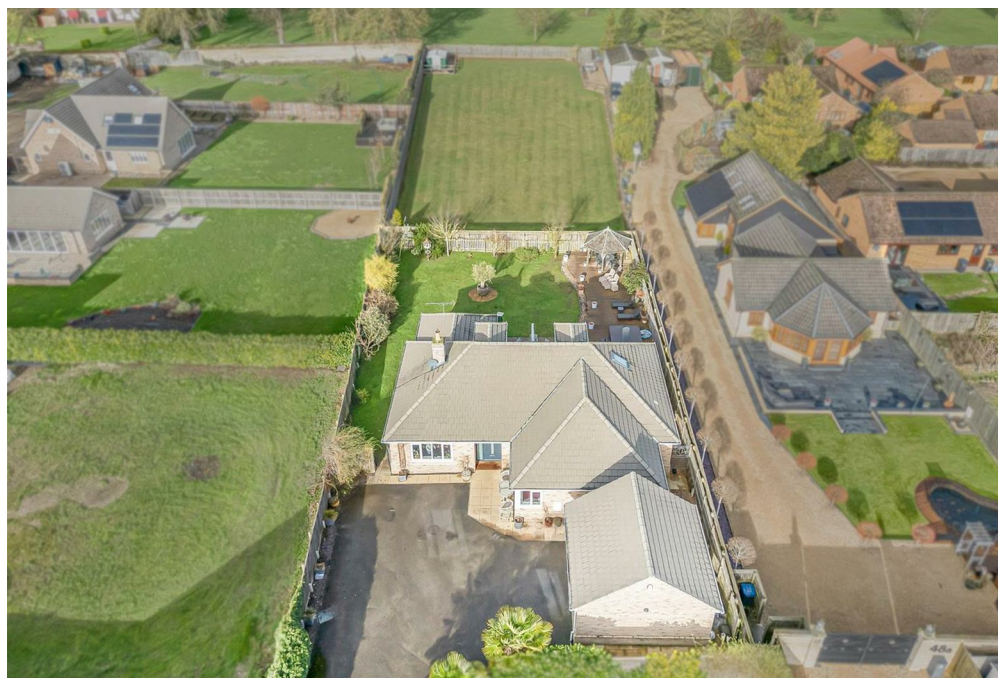
with 2 up and over doors, rear pedestrian access door, power and light connected.












Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	85
(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 £680,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambridgeshire



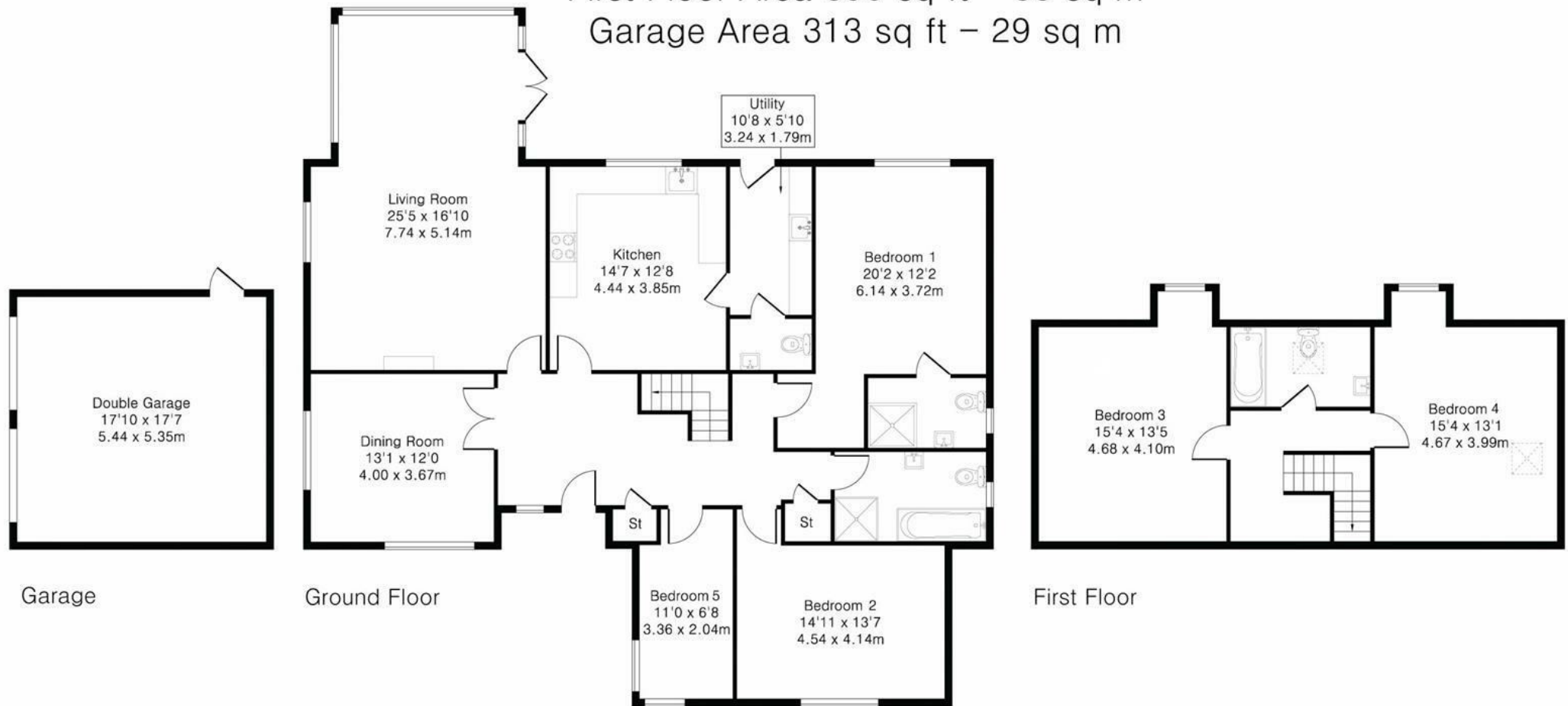


Approximate Gross Internal Area 2250 sq ft - 209 sq m

Ground Floor Area 1660 sq ft – 154 sq m

First Floor Area 590 sq ft – 55 sq m

Garage Area 313 sq ft – 29 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.





Agents Note: 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>.

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.

