



Cornwell Close, Isleham, CB7 5BF

CHEFFINS

Cornwell Close

Isleham,
CB7 5BF

- Modern Detached House
- 4 Double Bedrooms – 1 Ensuite
- 3 Reception Rooms
- Excellent Presentation
- Double Garage & Driveway
- Exclusive Private Development
- Views over Farmland

An individual modern 4 bedroom detached house standing in an exclusive private cul-de-sac of only 5 homes and with delightful views over farmland. The property is superbly presented throughout and benefits from 3 reception areas, ground floor bedroom with ensuite shower room and 3 further double bedrooms and a bathroom on the first floor. Additional features include a conservatory, a double garage and attractive established private gardens.

 4  2  3

Offers In Excess Of £625,000





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 wood effect flooring, stairs leading to the first floor.

LIVING ROOM

A triple aspect room with fireplace with gas fired, stone hearth and timber surround, pair of French doors leading to the rear garden.

CLOAKROOM

with wood effect flooring, hand basin and low level WC.

DINING ROOM

A double aspect room with a pair of French doors leading to the conservatory.

KITCHEN

with a range of modern fitted base and wall mounted units, stone effect worktops, integrated eye level oven and grill, induction hob with extractor hood over, integrated dishwasher, fridge and freezer, wood effect flooring, opening to;

UTILITY ROOM

with fitted base and wall mounted units and a half glazed door leading to the rear garden.

BREAKFAST ROOM/OFFICE

with wood effect flooring.

GROUND FLOOR BEDROOM 1

with built-in wardrobes.

ENSUITE SHOWER ROOM

with a corner tiled shower cubicle, hand basin with cupboard storage under, concealed cistern low level WC, tile effect flooring, part tiled walls.

CONSERVATORY

uPVC double glazed with tiled flooring and a pair of French doors leading to the garden.

FIRST FLOOR

GALLERIED LANDING

with a pair of velux windows to the front aspect, built-in storage and airing cupboard.

BEDROOM 2

with part sloping ceilings.

BEDROOM 3

with part sloping ceilings.

BEDROOM 4

with part sloping ceilings.

FAMILY BATHROOM

with a bath, tiled shower cubicle, hand basin with cupboard storage under, concealed cistern low level WC, tile effect flooring, part tiled walls, part sloping ceilings.

OUTSIDE

The property forms part of an exclusive development of just 5 individual detached homes with a shared shingled driveway approach. To the front of the property is a large block paved driveway with off-road parking for several vehicles.

To the front of the property is a garden area laid to lawn with established shrubs and a mature tree, block paved pathway leading to the covered entrance area.

A gated side access leads to an attractive enclosed rear garden laid to lawn with established shrub and flower borders, hedgerows and mature trees, a paved patio and seating area.

DETACHED DOUBLE GARAGE

with 2 up and over doors to the front, pedestrian door to the side, attic storage space.


SALES AGENTS NOTES

Please note there is a right of access over the shared driveway and the maintenance cost of this driveway is shared between all properties.

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





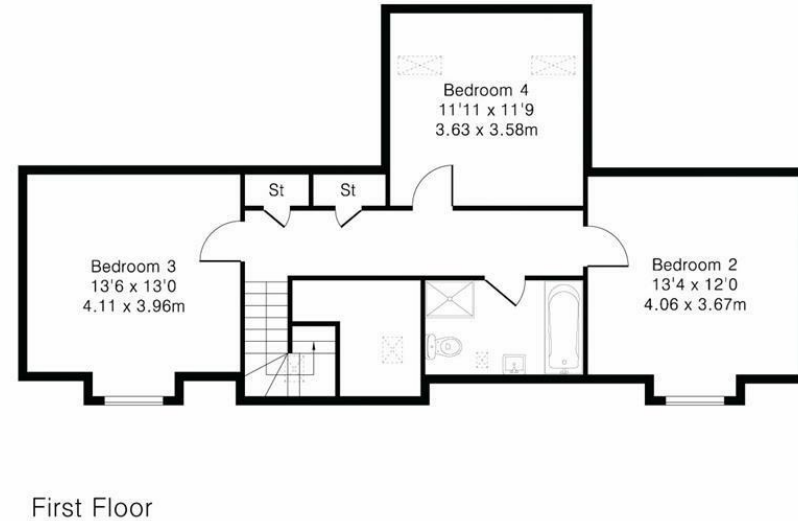
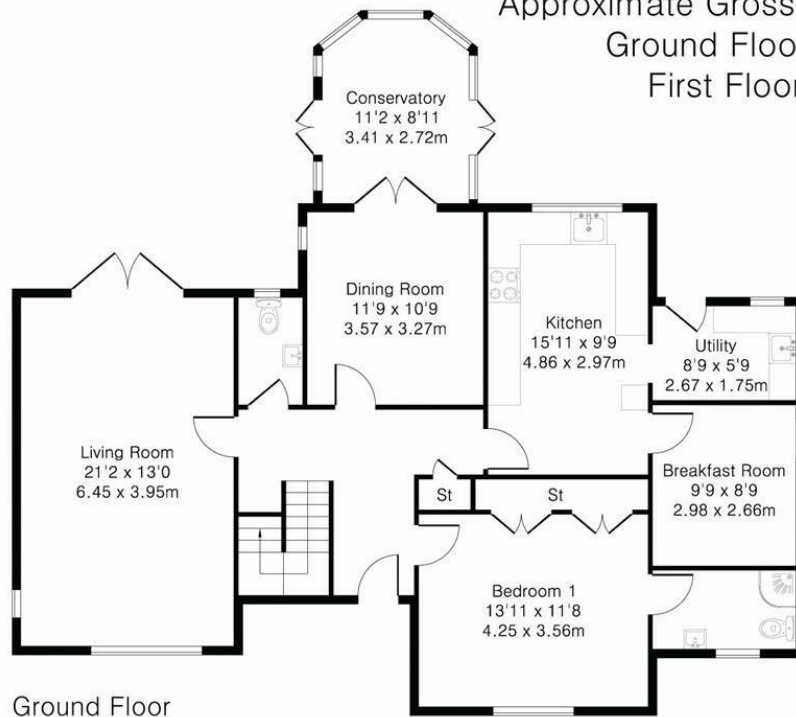
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £625,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – East
 Cambridgeshire





Approximate Gross Internal Area 1930 sq ft – 179 sq m
Ground Floor Area 1218 sq ft – 113 sq m
First Floor Area 712 sq ft – 66 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.

