



Pocock + Shaw

9 Acer Drive  
Isleham  
Ely  
Cambridgeshire  
CB7 7AJ

A brand new individual 3 bedroom detached bungalow forming part of a select development of 9 single storey homes constructed by an award winning NHBC approved local builder and located on the south side of the village. The property is finished to a high standard with a large double aspect living room, a triple aspect fitted kitchen/dining room and 3 double bedrooms with 1 ensuite shower room. Features include underfloor zoned air source heating throughout, solar panels, 2 driveways and a south-west facing garden.

Guide Price £530,000



**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.

### **Accommodation**

**Entrance hall** with a part glazed composite entrance door, cupboard housing a Daikin boiler.

**Cloakroom** with a hand basin and low level WC.

**Kitchen/dining room** a triple aspect open plan room with a range of fitted walls and base units, quartz work surfaces and upstands and recessed sink, integrated Bosch appliances including an eye level double oven and grill, induction hob with extractor hood over, dishwasher and fridge/freezer, breakfast bar, tiled flooring and recessed ceiling lighting.

**Utility room** with work surfaces and upstands and a sink and drainer, recessed ceiling lighting, half glazed door to the side.

**Living room** a double aspect room with a pair of French doors leading to the rear garden.

**Bedroom 1** with a window to the front aspect.

**Ensuite shower room** with a walk in shower cubicle, hand basin with storage under, low level WC, part tiled walls and tiled flooring, recessed ceiling lighting.

**Bedroom 2** with a window to the rear aspect.

**Bedroom 3** with a window to the rear aspect.

**Bathroom** with bath with mixer tap and shower attachment, shower cubicle, hand basin with storage under, concealed cistern low level WC, part tiled walls and tiled flooring, recessed ceiling lighting.

**Outside** The property stands in a recently completed development of 9 bungalows located on the south side of the village. An open plan front garden with a lawned area, shingled parking and a paved pathway and to the side is a shingled driveway with an outside tap. A semi-detached garage with an electrically operated composite door, a personal door to the side and light and power.

A gated access leads to an enclosed south-west facing garden with paved pathway and patio area, solar panels with a maximum output of 4.5kw and pre-wiring for an EV charger.

**Tenure** The property is freehold.

**Services** Mains water, gas, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area.

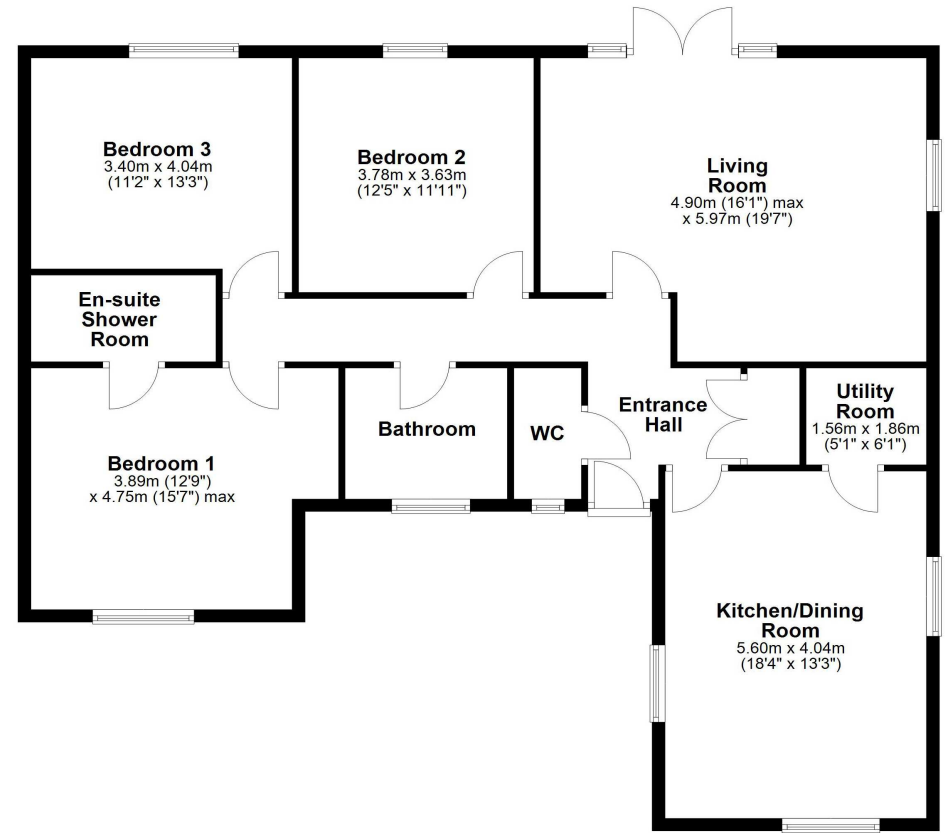
The property has a registered title.

Internet connection, basic: 4Mbps, Superfast 70Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by O2 and EE available. EPC: A

**Council Tax** East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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