



**East Road, Isleham CB7 5SN**

**welcome to**

## **East Road, Isleham Ely**

A detached property retaining many original features located within the often requested village of Isleham offering well presented and good size accommodation throughout with four bedrooms, three receptions room and three bathrooms. Viewing highly recommended.

### **Covered Entrance Porch**

With light and door opening to:

### **Entrance Hall**

With decorative tiled floor, two stained glass feature windows to each side, stairs leading to first floor and doors to:

### **Sitting Room**

13' 8" x 19' 11" ( 4.17m x 6.07m )

With inglenook brick fireplace with multi fuel stove, slate floor tiles, exposed beams and walls, French doors to front aspect, window to side aspect, door to rear hall.

### **Rear Hall**

16' 5" max x 12' 6" ( 5.00m max x 3.81m )

With glass covered well, block weaved flooring, exposed walls, feature fireplace, windows to rear and side, sky light, French doors opening to rear garden and doors to family room, utility room and dining room.

### **Bathroom**

Fitted with a suite comprising panel enclosed corner bath, pedestal wash hand basin, low level w.c, radiator, extractor, exposed wall and window to rear.

### **Family Room/Bedroom Five**

13' 8" x 13' 7" ( 4.17m x 4.14m )

With two radiators, fireplace, built in storage cupboards, window to front aspect and French doors to side garden.

### **Utility Room**

With steps down to utility space and storage cupboard.

### **Dining Room**

15' 1" max x 13' 7" max ( 4.60m max x 4.14m max )

With exposed beams and wall, block weaved flooring, feature fireplace, door to side hall, internal window to rear hall, internal door to garage, windows to front and side aspect and double glass doors to:

### **Kitchen**

14' 4" x 11' 2" ( 4.37m x 3.40m )

Fitted with traditional farmhouse style base units and drawers with wood block work surfaces over to three sides, matching wall units, butler sink with mixer tap, space for range style cooker with extractor over, spaces for large fridge/freezer and dishwasher, large built in storage cupboard, blocked weaved flooring, exposed beams, two sky lights, window to rear and door to rear garden.





### **Front Landing**

With radiator, feature circular window and door to:

### **Bedroom One**

14' 2" x 13' 10" ( 4.32m x 4.22m )

With two radiators, built in storage cupboard, feature cast iron fireplace, windows to front and sides, door to:

### **En-Suite Bathroom**

With steps down to free standing bath, pedestal wash hand basin, low level w.c, extractor, towel ladder radiator, fully tiled, storage cupboard and window to side.

### **Bedroom Two**

13' 10" x 11' 2" ( 4.22m x 3.40m )

With radiator, feature cast iron fireplace, built in storage cupboard, window to front aspect and door to:

### **Bedroom Three**

11' 6" x 8' 2" ( 3.51m x 2.49m )

With radiator, window to side aspect and door to:

### **Side Landing**

With door to:

### **Shower Room**

Fitted with a suite comprising shower enclosure, corner positioned low level w.c, pedestal wash hand basin, towel ladder radiator, exposed beam, part tiled, sky light and door to:

### **Rear Landing**

Window to rear aspect, stairs returning to rear hall, steps and door to:

### **Bedroom Four/Study**

6' x 11' 4" ( 1.83m x 3.45m )

With restricted head height and window to rear aspect.



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## East Road, Isleham Ely

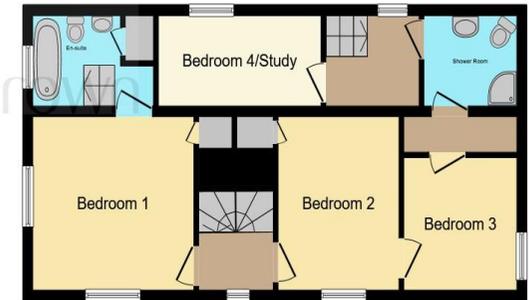
- Detached Character Property
- Four Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Village Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£450,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MDH108817 - 0002

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