



11, East Fen Road, Isleham, Cambridgeshire, CB7 5S
Isleham, Cambridgeshire CB7 5SW
£495,000

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A substantial detached family home in a sought after location in the well served village of Isleham.

The spacious accommodation includes a welcoming entrance hall, cloakroom, large living room, dining room, kitchen, utility room, five bedrooms (one with ensuite), and a family bathroom.

Outside, there is a large garden with gated side access that leads to a spacious paved driveway that offers off road parking for several vehicles and leads to the integral garage.

Viewing is highly recommended.

Living Room

22'8" x 12'1"

Bricked Fireplace with log burner, Windows to front and side aspect.

Dining Room

12'1" x 8'5"

French doors leading to rear garden and doorway leading to kitchen.

WC

Low level WC and pedestal sink basin. Window to front aspect.

Kitchen

11'1" x 8'5"

Fitted with a range of eye and base level units with worktop over. Porcelain sink with mixer tap over. Integrated oven, hob and microwave. Window to rear aspect.

Utility Room

9'3" x 7'9"

Fitted with eye and base level units with space for white goods. Window to rear aspect.

Bedroom 1

11'9" x 9'8"

Built in dressing room and ensuite with windows to side and front aspect.

Ensuite

Suite comprising of: shower cubicle, WC and pedestal sink. With built in storage.

Bedroom 2

12'1" x 10'10"

Window to rear aspect.

Bathroom

Suite comprising of: panelled bath, WC and vanity sink unit. Window to front aspect.

Bedroom 3

10'11" x 9'3"

Built in storage, window to front aspect.

Bedroom 4/Study

11'1" x 8'5"

Window to rear aspect.

Bedroom 5

9'10" x 9'2"

Built in storage, window to rear aspect.

Outside Front

Large driveway with parking for multiple cars, access to rear garden through side gate.

Outside Rear

Fully enclosed rear garden with decked area leading from the house, boarded with mature shrubberies and a lawned area.

Garage

15'8" x 9'4"

Single garage with up and over door.

Property Details

EPC - TBC

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 146 SQM

Parking – Garage and driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

Location

Nestled on the edge of the Cambridgeshire Fens, the picturesque village of Isleham offers an exceptional blend of rural charm and modern convenience. Rich in history and surrounded by beautiful countryside, the village provides a selection of local amenities, highly regarded schools, and excellent connections to Ely, Newmarket and Cambridge, making it an ideal setting for an elegant country lifestyle.

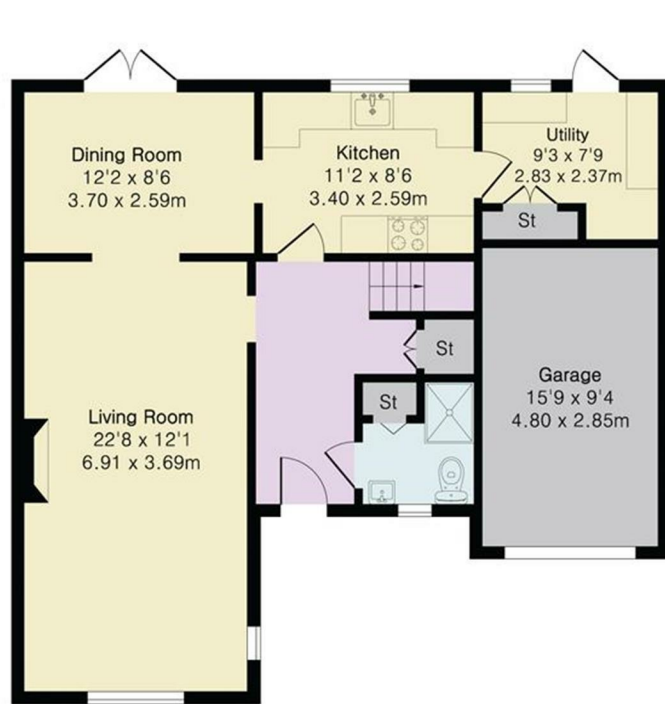


Approximate Gross Internal Area 1570 sq ft - 146 sq m (Excluding Garage)

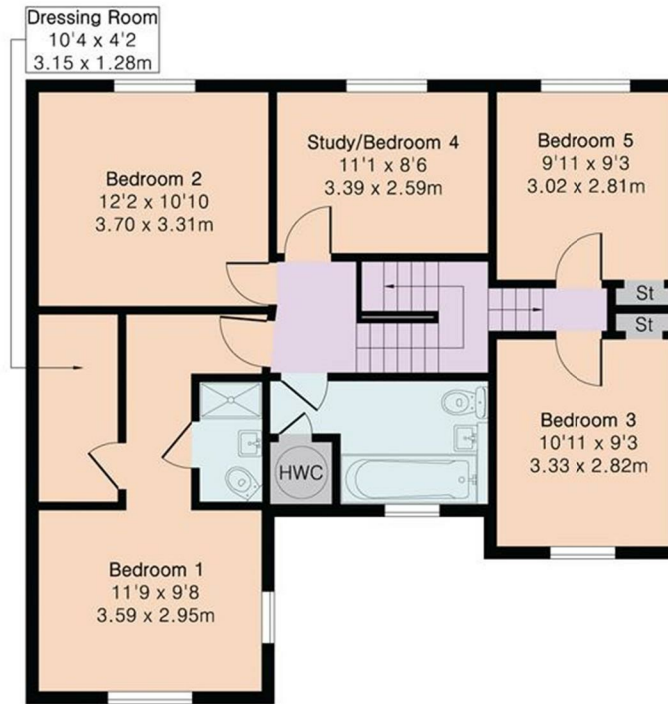
Ground Floor Area 707 sq ft – 66 sq m

First Floor Area 863 sq ft – 80 sq m

Garage Area 146 sq ft – 14 sq m



Ground Floor



First Floor

- Open Plan Living
- Utility Space
- Generous Bedrooms
- Ensuite
- Fully Enclosed Garden
- Ample Parking



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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