



Pound Lane, Isleham, Ely, Cambridgeshire CB7 5SF

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A charming and beautifully presented four bedroom period home with recently refitted kitchen and three reception rooms. Situated in a set location in the much sought after village.

- Four Bedroom Period Home
- Recently Refitted Kitchen/Dining Room
- Utility Room & Cloakroom
- Three Reception Rooms
- Principal Bedroom with Ensuite & Dressing Room
- Family Bathroom
- Enclosed Rear Garden
- Double Garage
- Off Road Parking

Guide Price: £550,000



ISLEHAM is a delightful village situated about 6 miles from Newmarket, 4 miles from Mildenhall and about 9 miles from Ely. It has a primary school, shopping facilities and local amenities.

ENTRANCE HALL Entrance door leading to entrance hall with window to side aspect.

OFFICE 10'10" x 7'4" (3.30 m x 2.24 m) Window to front aspect, radiator and understairs storage cupboard.

LIVING ROOM 16'4" x 14'2" (4.98 m x 4.32 m) With window to front aspect and radiator. Featuring an inglenook fireplace, inset log burner and built-in storage.

KITCHEN/DINING ROOM

Kitchen 15'6" x 11'6" (4.70 x 3.41 m)
Dining Area 11'2" x 7'7" (3.40 x 2.32 m)

Recently refurbished and refitted with a range of base and wall cupboards and drawers with Quartz work surface over. Featuring a Rangemaster oven with extractor canopy over, integrated dishwasher and butler sink with mixer tap. Two radiators, three windows and door leading to the rear aspect and door leading to the garage.

SNUG 12'7" x 7'0" (3.84 m x 2.13 m) With window to rear aspect, radiator and built-in storage.

UTILITY ROOM 8'4" x 7'0" (2.53 m x 2.14 m) With plumbing for washing machine, space for tumble dryer and butler sink. Stable door to side of property and window to rear aspect.

CLOAKROOM Fitted with a two-piece suite comprising low level WC and vanity wash hand basin.

FIRST FLOOR LANDING With access to all bedrooms and a family bathroom.

BEDROOM ONE 15'7" x 11'1" (4.74 m x 3.39 m) With built-in wardrobes, two windows to the front aspect, radiator and door leading to:

EN-SUITE Fitted with a three-piece suite comprising low level WC, vanity wash hand basin and shower cubicle. Skylight to rear aspect, heated towel rail and spotlight light fittings.

BEDROOM TWO 11'6" x 11'5" (3.51 m x 3.47 m) Window to front aspect, built-in wardrobes and radiator.

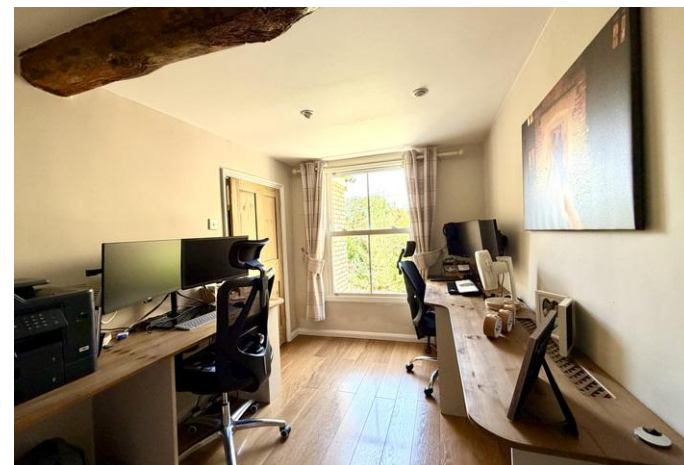
BEDROOM THREE 10'8" x 7'9" (3.26 m x 2.36 m) Window to the front aspect and radiator.

BEDROOM FOUR 11'9" x 7'8" (3.58 m x 2.34 m) Window to the rear aspect and radiator.

FAMILY BATHROOM Fitted with a three-piece suite comprising a low level WC, vanity wash hand basin, panelled bath with shower attachment over and shower screen. Airing cupboard housing the hot water tank and access to the loft. Heated towel rail, spotlights and window to the rear aspect.

DOUBLE GARAGE 17'3" x 16'2" (5.27 m x 4.94 m) With electric sectional door with power and light. Door leading to the kitchen.

EXTERIOR Enclosed walled, paved courtyard style garden with gated access and a beautiful selection of flowers, plants and shrubs.



Tenure - The property is Freehold

Council Tax - Band D

EPC (64/86)

Viewing - By Arrangement with Pocock & Shaw
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www.pocock.co.uk

Ref MJW-7497



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

