



The Causeway, Isleham, Ely, Cambridgeshire

Pocock + Shaw

115 The Causeway
Isleham
Ely
Cambridgeshire
CB7 5ST

An individual modern semi-detached residence situated in a non-estate village setting, set within established gardens and offered for sale with no onward chain. The property provides excellent potential for the conversion of a spacious open loft area, subject to the necessary planning consents. The accommodation includes three reception rooms and three double bedrooms, one of which benefits from an en-suite. A notable feature of the property is the substantial brick barn/workshop, complemented by private gardens and off-road parking.

Guide Price £379,000



Location ISLEHAM is an historic village situated about 7 miles from 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 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 stairs leading to the first floor, under stair cupboard.

Cloakroom with hand basin and low level WC.

Living room with a feature fireplace and a bay style window to the front aspect.

Kitchen with a range of fitted base and wall mounted units, stone worktops and upstands with an inset ceramic sink and drainer, integrated oven and combination microwave/oven, induction hob and extractor hood over, dishwasher, under unit down lighting, opening leading to the dining area.

Utility room with fitted base and wall units, sink and drainer, wall mounted Vaillant gas fired boiler, half glazed door leading to the side garden.

Dining room with built in cupboards and a space for an American style fridge freezer, opening leading to;

Sun Room an attractive double aspect room with a semi-vaulted ceiling, 2 Velux windows and a pair of French doors leading to the garden.

First floor landing with an airing cupboard with a hot water cylinder.

Bedroom 1 with a double built in wardrobe.

Ensuite shower room with walk in shower cubicle, hand basin with storage under and a low level WC.

Bedroom 2 with access to the attic space, window overlooking the rear garden.

Bedroom 3 with built in wardrobes and a window overlooking the rear garden.

Bathroom with a bath with shower over, hand basin with storage under, low level WC.

Attic space an exceptional open space accessed via a drop down ladder with 2 Velux windows and offering potential for conversion (subject to obtaining any required building regulations).

Outside The property stands behind a low level brick wall with access via a pedestrian gate to a shingled front garden with established shrubs and trees. A side area leads on to an enclosed rear garden with established trees and shrubs, a lawned area with timber decking and pergola with climbing plants and a paved patio.

A large brick barn/workshop stands adjacent to the house separated into 2 large rooms, with light and power and an electrically operated roller shutter door. A gated access at the rear of the garden leads to a shingled double parking area.

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.

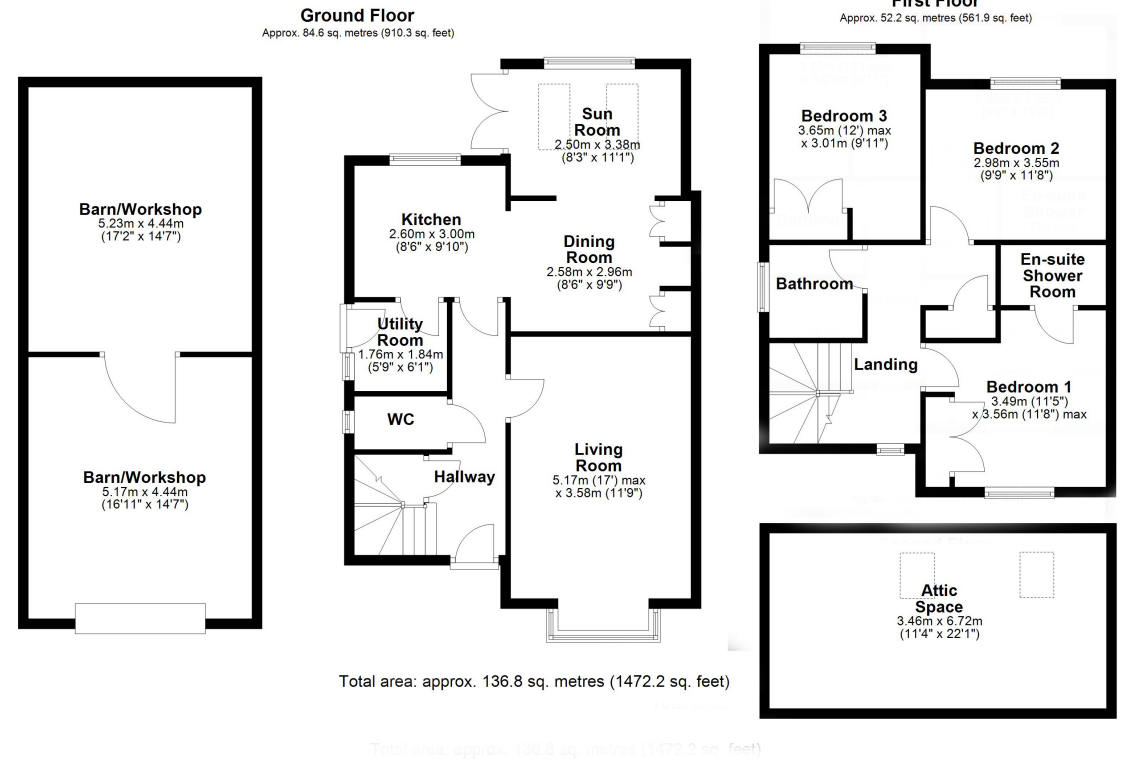
Internet connection, basic: 5Mbps, Superfast 175Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: D

Council Tax D West Suffolk 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

