Waterside, Isleham
Ely, CB7 5SH
Guide Price £500,000

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Waterside, Ely, CB7 5SH

A substantial detached residence offering exceptionally versatile accommodation, ideally suited to modern family life and a range of changing needs. With generous living space arranged over two floors, the property could comfortably accommodate a large or growing family, multi-generational living, or those requiring dedicated work-from-home space.

The ground floor provides a welcoming living room, well-equipped kitchen, impressive conservatory/dining room, family bathroom and three further rooms which could be used as bedrooms, reception rooms, studies or additional living accommodation. Upstairs, a self-contained-style arrangement comprises a further lounge/kitchen, three bedrooms and a bathroom, providing considerable flexibility for independent family living or guest accommodation.

Occupying a peaceful position, the property enjoys attractive westerly views and spectacular sunsets. The enclosed rear garden is well established, with a variety of mature flowers, shrubs and planting creating a pleasant outdoor setting. To the front, a lawned garden is bordered by a hedgerow, while a gated driveway provides access to a substantial garage/workshop.

With its generous proportions, adaptable layout and tranquil setting, this is a particularly versatile home that needs to be viewed to fully appreciate the space and possibilities it offers.

Entrance Hall:
Storage cupboard. Access to stairs to first floor. Arched doorway opening through to:

Living Room
Fireplace with mantlepiece over. Windows to front and side aspects. Double doors leading through to the conservatory.

Conservatory
Windows to both sides and rear aspect. French doors lead out to the rear garden.

Kitchen
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with matching mixer tap. Space for white goods.

Bathroom
Comprising of a matching suite of a panelled bath, WC and handwash basin. Window to rear aspect.

Bedroom 1
Built-in wardrobes, window to rear aspect.

Bedroom 2
Window to front aspect.

Bedroom 3
Window to front aspect.

UPSTAIRS:

Kitchen/Living Room
Fitted with a range of matching eye and base level units with worktop over. Integrated sink with mixer tap. Space for white goods. Windows to front and rear aspects.

Bedroom 4
Window to front and rear aspect.

Bedroom 5
With storage cupboard. Window to rear aspect.

Bedroom 6
Window to front aspect.

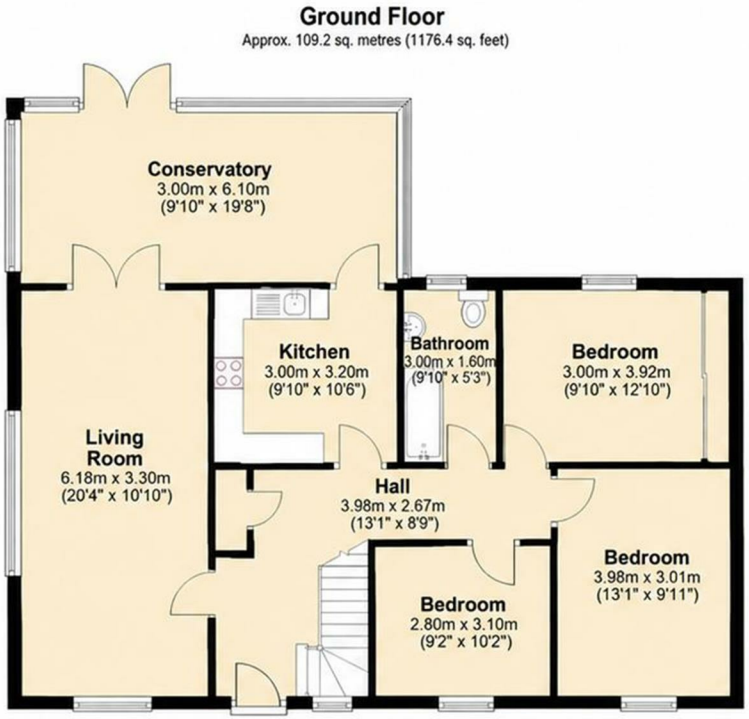
Bathroom
Comprising of a matching suite of a panelled bath, WC and handwash basin. Window to rear aspect.

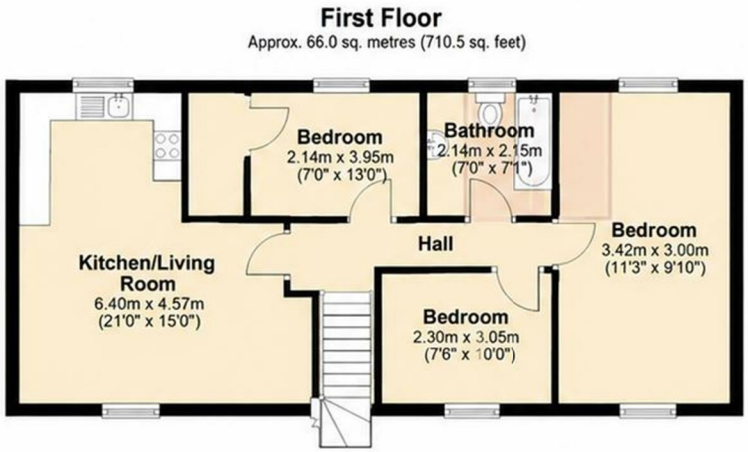
Outside Front
A mature and well-established garden, beautifully planted with a variety of shrubs, flowering plants and herbaceous borders. A generous lawn provides a lovely open space, framed by established planting and mature greenery. Enclosed, the garden offers a peaceful and private setting.

Outside Rear
A generous and beautifully established rear garden, surrounded by mature trees, shrubs and colourful planting. A central lawn is bordered by hedgerow, creating a charming and private outdoor space. The garden features a paved seating area, greenhouse and useful timber storage, with plenty of space for gardening enthusiasts. An ideal setting for relaxing, entertaining and enjoying the outdoors.

Property Information
EPC - E
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 175 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps 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.

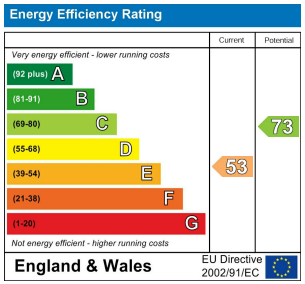


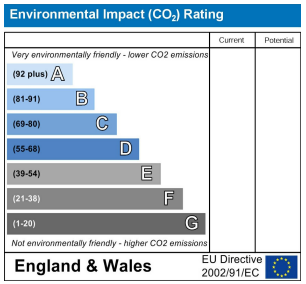


Total area: approx. 175.1 sq. metres (1884.2 sq. feet)

This floorplan is for illustrative purposes only.
Plan produced using PlanUp.

- **Quiet Countryside Village Location**
- **Beautiful Views**
- **Detached House**
- **Extended Accommodation**
- **Conservatory**
- **Garage**





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