



ROMAN WAY, ISLEHAM, CB7 7LA

PRICE GUIDE: £650,000



GAVIN HUMAN

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CAMBRIDGE ESTATE AGENT

With over 35 years of experience, Cassidy Homes are delighted to welcome you to Roman Way; an exclusive development of 12 new properties in a quiet, rural location with excellent transport links to nearby Cambridge and Newmarket.

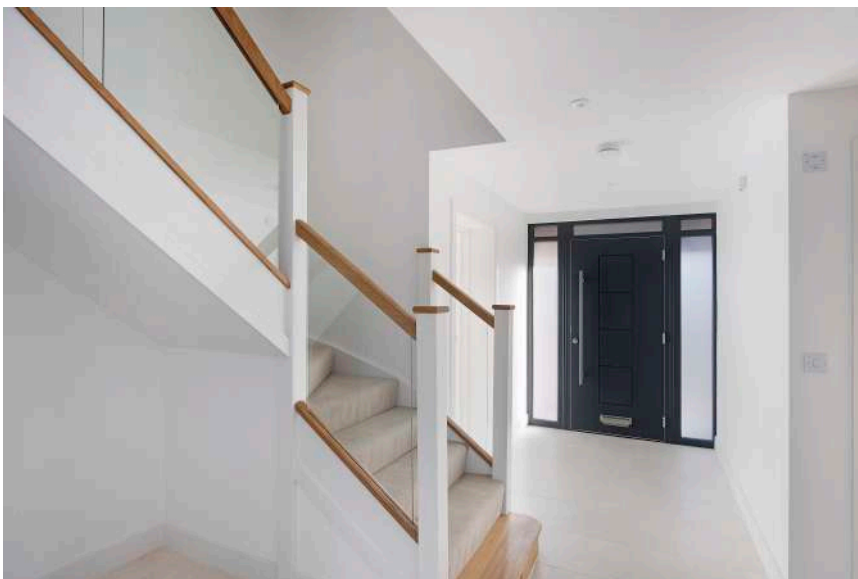
This outstanding new build home is beautifully finished and delivers high quality living accommodation in a modern, flexible space. The open plan kitchen and living area at the rear provides an ideal family hub, whilst the two other reception rooms offer the potential for a study, play room, separate dining room or an additional family room.

On the first floor the three generous bedrooms - including an en-suite for the principal bedroom - along with a superb family bathroom. This elegant and thoughtfully designed new home is a delight.



To book your viewing call Gavin Human: 07388 057789
property@gavinhuman.co.uk

- Brand new family detached home
- Offering over 1900 sqft of accommodation
- Quiet rural location, edge of village
- Exclusive development
- Quality fixtures and fittings
- Light and spacious throughout
- Two reception rooms
- Large open-plan living dining kitchen
- Three double bedrooms, main en-suite
- Private garden with field views

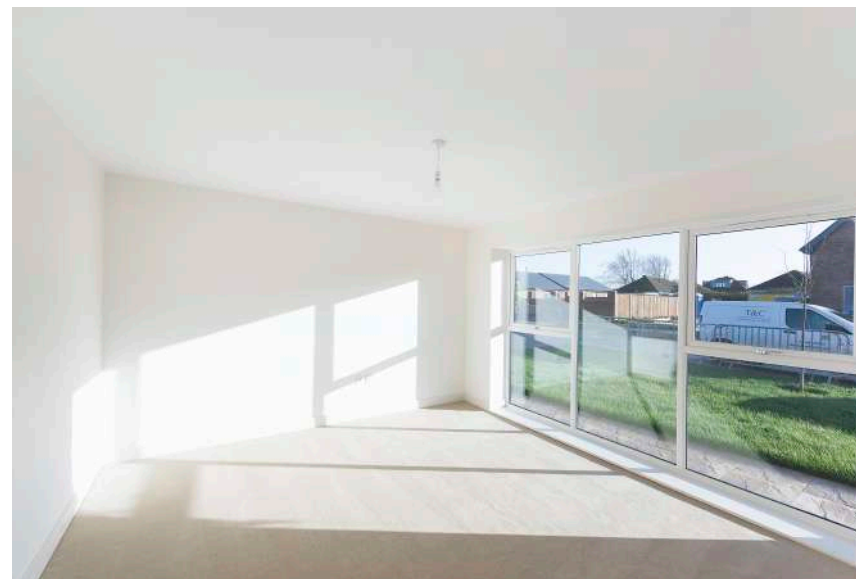


Entrance Hall

Underfloor heating runs through the beautiful tiles in the **RECEPTION HALL** and detailed skirting boards give an indication of the attention to detail throughout the house.

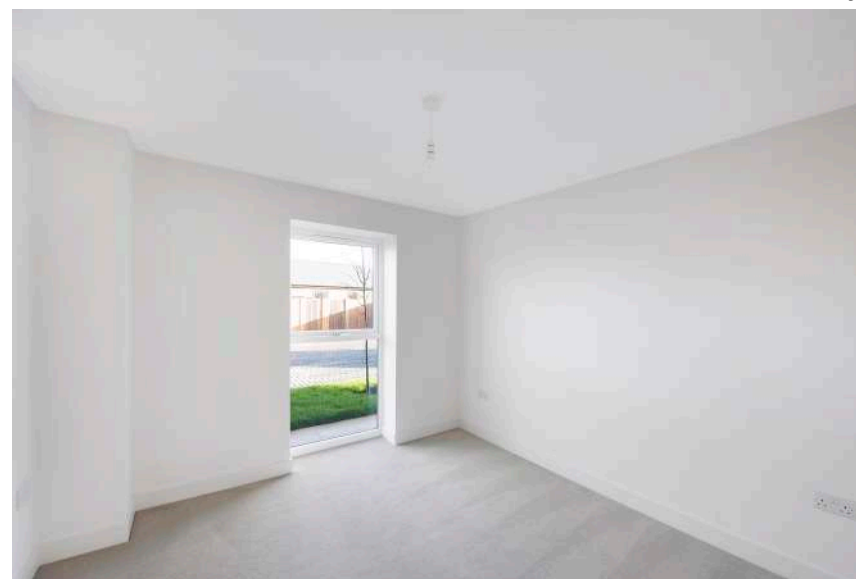
The highlight of **SITTING ROOM** is the attractive drop picture window overlooking the front garden, bathing the space in natural light.

The **OFFICE** could easily accommodate desks and additional furniture. Alternatively, this room would make an idea **PLAYROOM** or additional **SNUG**.



Sitting room

Study





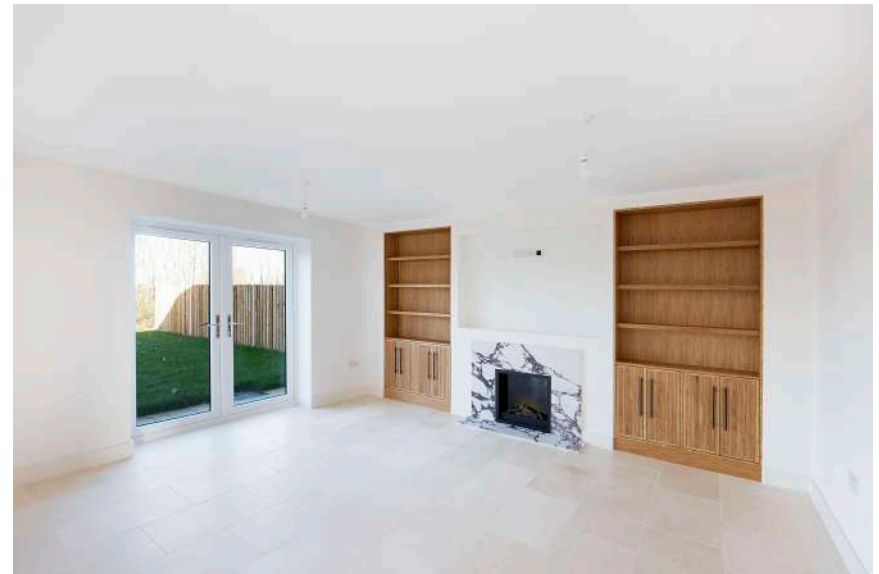
Kitchen / Family room



Kitchen / Family room

Kitchen

Kitchen / Family room





Principal bedroom (with en-suite)

Bedroom 3



Bedroom 2

The **PRINCIPAL BEDROOM** overlooks the front garden and has its own **EN-SUITE** with a low-level flush WC, a vanity wash hand basin, a walk-in shower cubicle and fully tiled surround, and double-glazed window to the front. The bedroom also has a window to the front.

BEDROOMS TWO and **THREE** are both double bedrooms and each bedroom is designed as to have their own area - the principal bedroom being to the front, the second bedroom on the other side of the landing and the third bedroom to the rear.

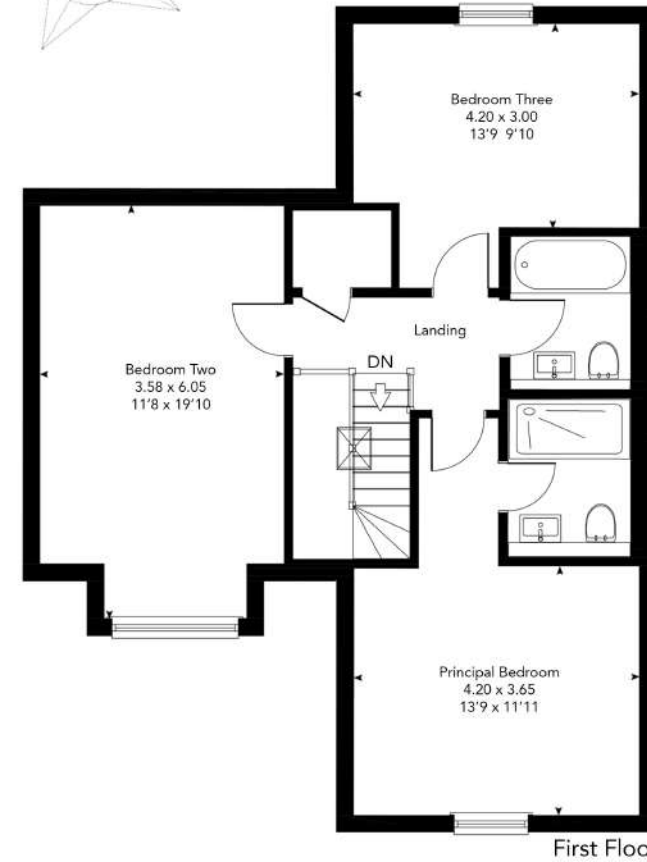
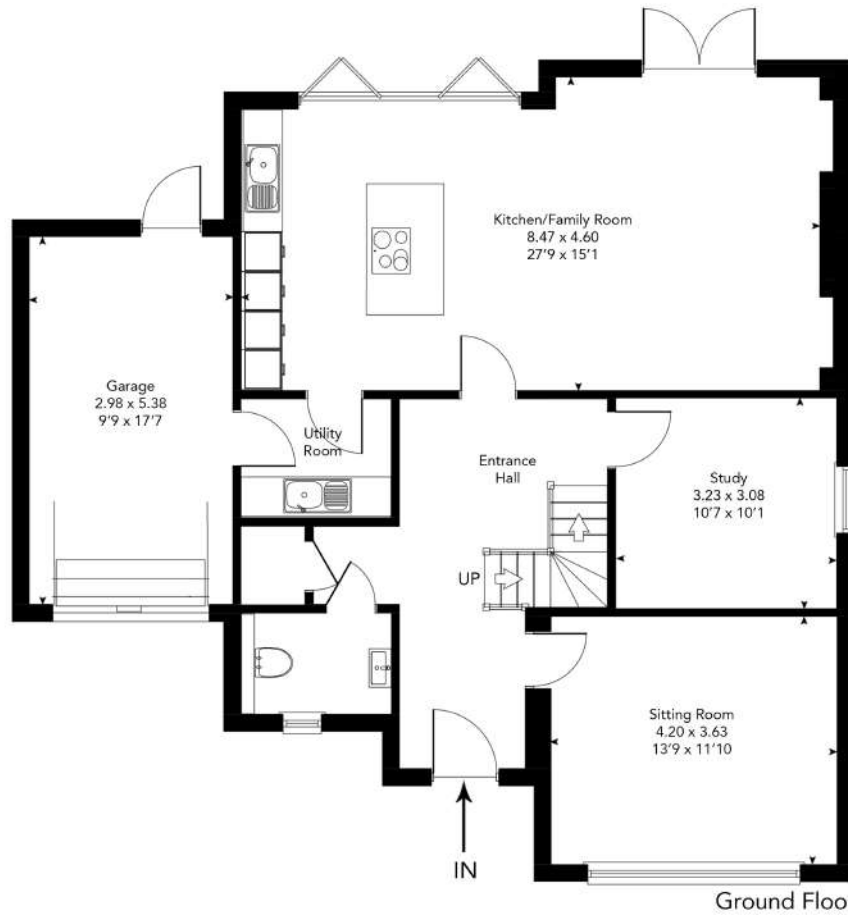


Approximate Gross Internal Area = 164 m² / 1765 ft²

Garage = 16 m² / 172 ft²

Total = 180 m² / 1937 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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KEY INFORMATION

Property Type	Detached
Bedrooms	Three
Council Tax	TBC
Square footage	1937 square feet
EPC Rating	TBC
Age	Brand New
Last sold date	NA
Title Number	TBC
Plot size	TBC
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	East Cambridgeshire
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

CONNECTIVITY

Upload	115 mbps
Download	1600 mbps
Full Fibre Available	2026

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Amber
3 (Three)	Amber
O2	Amber

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Shippea Hill Rail Station	6.31 miles
Kennett Rail Station	5.68 miles
Ely Rail Station	6.76 miles

Trunk Roads/Motorways

M11 J11	7.71 miles
M11 J13	16.31 miles
M11 J9	21.12 miles

Airports/Helipads

Cambridge	13.34 miles
Stansted	31.62 miles
Luton	45.91 miles

TRANSPORT (LOCAL)

Bus stops

Wayside Farm	0.38 miles
Limestone Close	0.36 miles
Robins Close	0.39 miles

SCHOOLS

Primary

Isleham CofE	0.48 miles
Fordham CofE	1.91 miles
The Weatherills	2.69 miles

Secondary

Soham Village College	2.7 miles
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10 year history of average house prices by property type in CB7

Detached	+86.33%
Semi-Detached	+84.45%
Terraced	+76.36%

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The logo for exp UK, featuring the letters 'exp' in a bold, lowercase font with a horizontal line through the middle, followed by 'UK' in a smaller, uppercase font.

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KEY INFORMATION

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