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44 East Fen Road, Isleham, CB7 5SW

A beautifully presented individual 4 bedroom detached house, situated on a no-through road with attractive views over farmland. The property features a stunning open plan fitted kitchen and dining area with bi-fold doors to the rear, a sitting room with oak beams and an open fireplace, a study and ground floor wet room. Additional benefits include 4 double bedrooms with 1 ensuite, oak wood flooring throughout and a detached 1 bedroom studio. RARELY AVAILABLE, VIEWING ESSENTIAL.

£485,000

- Individual Detached House
- 4 Double Bedrooms - 1 Ensuite
- Stunning Open Plan Kitchen/ Diner
- 2 Further Reception Rooms
- Exceptional Presentation
- 1 Bedroom Studio
- Open Views over Farmland
- Constructed in 2010

ISLEHAM

is an attractive village with good local facilities including a range of shops, post office, primary school and parish church. The racing town of Newmarket lies seven miles south via the A14, the cathedral city of Bury St Edmunds lies 17 miles south east via the A14, and the university city of Cambridge lies 18 miles south west via the A142 and A14. Mainline rail services are situated at both Ely and Newmarket.

ACCOMMODATION with approximate room sizes.**ENTRANCE HALL**

with part glazed wood door, stairs leading to first floor, oak wood flooring with under floor heating, large built in cupboard with hot water cylinder.

SITTING ROOM

23' 9" x 11' 8" (7.25m x 3.57m) with fireplace with brick hearth and surround and timber mantle, wood burning stove, oak wood flooring with under floor heating, large timber ceiling beams, wall light points, 2 windows to side aspect and window to front.





KITCHEN / DINING ROOM

36' 5" x 20' 7" (11.12m x 6.29m) with an oak fitted kitchen with a range of glass fronted cabinets and base units, 1½ bowl sink and drainer with mixer tap, drinking tap and boiling water tap, wine racks and centre island with breakfast bar and electric sockets, granite worktops with tiled splash backs, integrated dishwasher, space and plumbing for freestanding Range with double width extractor hood over, space and plumbing for American style fridge/freezer, walk-in pantry, oak wood flooring with under floor heating, recessed ceiling spotlights with LED lighting, 2 sets of bi-fold doors leading to the rear garden.



UTILITY ROOM

7' 2" x 5' 4" (2.20m x 1.65m) with worktops with tiled splash backs, space and plumbing for washing machine, gas-fired central heating boiler, access to roof space, extractor fan, under floor heating, window and half glazed door to side aspect.

STUDY

9' 8" x 8' 8" (2.95m x 2.65m) with oak flooring with under floor heating, window to front aspect.



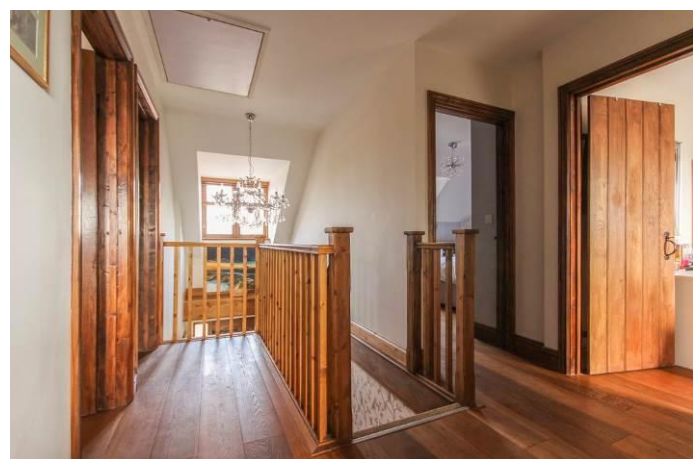
CLOAKROOM / WET ROOM

with tiled shower area, hand basin with cupboard storage under, low level WC, tiled splash backs, LED spotlights, ladder style heated towel rail, extractor fan, window to side aspect.

FIRST FLOOR

GALLERIED LANDING

with window to front aspect, access to roof space.



MASTER BEDROOM

14' 1" x 10' 4" (4.30m x 3.15m) with oak wood flooring, radiator, window to rear aspect overlooking fields.

ENSUITE SHOWER ROOM

with tiled shower cubicle, pedestal hand basin and low level WC, tiled flooring and tiled splash backs, ladder style heated towel rail, extractor fan, Velux window to rear aspect.

BEDROOM 2

10' 4" x 9' 7" (3.16m x 2.94m) with oak flooring, radiator, window to front aspect.



**BEDROOM 3**

11' 9" x 9' 10" (3.59m x 3.02m) with oak wood flooring, triple built in wardrobe, radiator, window to front aspect.

BEDROOM 4

11' 5" x 8' 8" (3.49m x 2.65m) with oak wood flooring, radiator, window to rear aspect.

FAMILY BATHROOM

with freestanding claw foot bath with mixer tap and shower attachment, pedestal hand basin and low level WC, tiled flooring and tiled splash backs, heated towel rail, extractor fan, window to rear aspect.

OUTSIDE

To the front of the property is a shingled driveway with parking for several vehicles, paved pathway with outside lighting.

**DETACHED STUDIO**

15' 6" x 13' 5" (4.74m x 4.09m) with laminate flooring, LED recessed spotlights, electric wall mounted panel heater, half glazed door and window over looking the house.



ENSUITE SHOWER ROOM

with shower cubicle, pedestal hand basin and low level WC, electric water heater, tiled splash backs.

REAR GARDEN

arranged over 2 levels with landscaped contemporary stone retaining wall, gardens laid to lawn with paved patio areas, timber steps leading to upper tier with uninterrupted views to the rear over open farmland, timber studio.





FLOOR PLAN



GROUND FLOOR

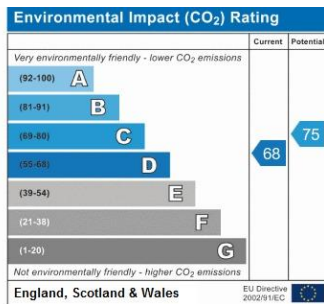
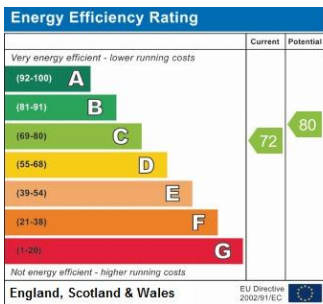


FIRST FLOOR



Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.