



THE PITS, ISLEHAM, CB7 5QS
OFFERS IN EXCESS OF: £400,000



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The Pits is an ironic name for a home that soars to the heights with its space and also stylish interior. From the front this may look like a simple two storey end town house but enter to discover the spacious room across three floors, including a 'hidden' garden and summer house.

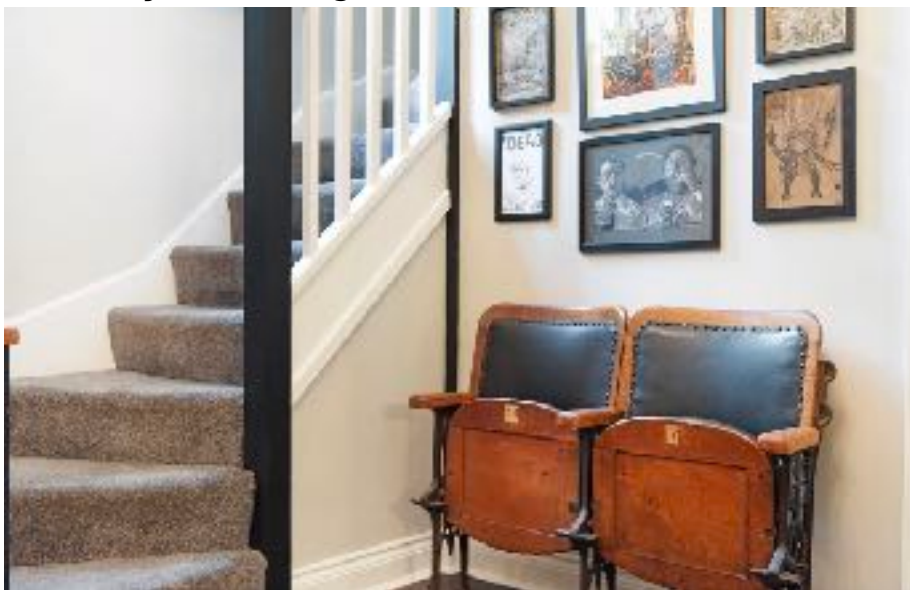
My clients have loved living here, and are moving with a heavy heart to be closer to family.

Isleham is a lovely quiet Fenland village that also offers quick and easy connection to both Cambridge and London.

To book your viewing call Gavin Human: 07388 057789.



- Deceptively spacious end town house
- Superb basement with dual access
- Flexible accommodation over three floors
- Basement and ground floor entry
- Immaculate presentation throughout
- Refitted breakfast kitchen
- Open plan sitting and dining room
- Three first floor bedrooms
- Refitted ensuite and family bathroom
- Ample off road parking



Stepping through the main front entrance provides ground floor entry into the **OPEN PLAN SITTING / DINING ROOM**, which has been refurbished.

The room is lovely and light as it benefits from two windows to the front. Whilst it is currently configured as a **SITTING ROOM**, my clients have previously added a dining table to make this a dual purpose room.

A door leads into an **INNER HALLWAY** which not only gives access to the **REFITTED KITCHEN BREAKFAST ROOM**, but also to the first floor accommodation and **LOWER FLOOR**.

Refitted breakfast kitchen



Sitting Room

Refitted breakfast kitchen





Principal Bedroom



Principal bedroom with en suite

Bedroom Two



Bedroom Three



This **LOWER FLOOR** has its own **REAR HALLWAY** with a door to the driveway and into the **GARAGE**. There is also a large **CLOAK CLOSET** and **WC**.

A door leads from the hallway into a room that was previously used as a **FAMILY ROOM** and is currently used as a **DINING ROOM**. A sliding door leads to a **UTILITY ROOM** that has storage cupboards and a sink. Further double doors lead to the outside area.

This space is easily adaptable to what suits your needs. In addition, subject to relevant consent, you could convert the garage into an office or additional bedroom.

Family room / dining room



Rear Hallway

Dining room / family room







From the **REAR** of the house you have a driveway and pebbled area for extra parking that could also be a small garden. You also have an up and over door to the garage, which in turn has an internal door directly inside to the lower floor hallway. The garage is currently divided into a store room and a workshop. From the driveway there is direct access to the side garden and a double gate to a covered **CARPORT**.

In the **SIDE GARDEN**, which connects to the house via double doors from the lower floor family room, my clients have created a superb entertaining area, which allows them to use the garden all year round. Raised up there is a purpose built **SUMMER HOUSE** with double door access and that has electric light and power. The summer house is connected to a covered pergola with a sitting area and decking. There is a small lawn as well and the garden offers a high degree of privacy and is not directly overlooked making this feel like a hidden getaway, your own secret garden.



Approximate Gross Internal Area = 143 m² / 1539 ft²
 Garage = 17 m² / 183 ft²
 Total = 160 m² / 1722 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.
 Gavin Human - The Cambridge Estate Agent © 2006

KEY INFORMATION

UPRN	10002595889
Property Type	End Town House
Bedrooms	Three
Council Tax	D
Square footage	1722 sq ft TBC
EPC Rating	C
Age	2020
Last sold date	2020
Title Number	CB453815
Plot size	0.05acre
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	East Cambs District Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	Yes

CONNECTIVITY

Upload	115Mbps
Download	1600Mbps
Full Fibre Available	YES
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.

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations	
Kennett Rail Station	5.33 miles
Shippea Hill Rail Station	6.34 miles
Newmarket Rail Station	6.94 miles

Trunk Roads/Motorways

M11 J14	16.3miles
M11 J13	17.4 miles

Airports/Helipads

Cambridge	3.48 miles
Stansted	40.3 miles
Luton	56.4 miles

TRANSPORT (LOCAL)

Bus stops	
Robins Close	0.1miles
Croft Road	0.15 miles
Beck Road	0.19 miles

SCHOOLS

Primary

Isleham CofE	0.14miles
Fordham Cof E	1.96 miles
Westrow Academy	2.22 miles

Secondary

Soham Village College	3.13 miles
Mildenhall College Academy	4.71 miles

10 year history of average house prices by property type in CB7

Detached	+ 86.33%
Semi-Detached	+ 84.48%
Terraced	+ 76.36%

KEY INFORMATION

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