



Radcliffe & Rust
Residential sales & lettings

6 East Road, Isleham CB7 5SN
Offers In Excess Of £325,000

Radcliffe & Rust are delighted to offer for sale this attractive, three bedroom, family home. The property benefits from bright & spacious accommodation throughout and one is instantly hit by how well the property has been cared for over the years. This is a truly lovely home located on the edge of this sought after village. Accommodation comprises: entrance hall with built in storage, living room, kitchen/diner, external utility, first floor landing, three double bedrooms, with an en-suite to master and family bathroom. Outside, to the rear, there is a generous garden, that benefits from a large patio and lawn, whilst to the front there is a shingled drive with off road parking for three vehicles and access to the integral garage.

Isleham is an attractive village with a wealth of local amenities, whilst being ideally located for the commuter. The village is located eighteen miles north east of Cambridge, ten miles south east of Ely, eight miles north of Newmarket and sixteen miles west of Bury St Edmunds. The village itself contains three public houses, The Beeches - a modern community centre, large recreation ground, co-op, post office, butchers and falls in the catchment for the "good" rated Isleham Primary School & Soham Village College.



Ground floor

Entrance hall

With double glazed door and window to front aspect, radiator, storage cupboard, door to:

Living room

12'08" x 11'10" (3.86m x 3.61m)

With double glazed box window to front aspect, television point, radiator.

Kitchen/dining room

18'09" x 8'00" (5.72m x 2.44m)

With door off the entrance hall, double glazed window and doors to rear aspect, fitted with a modern range of wall and base units with worktop space over, inset ceramic sink, freestanding oven with cooker hood above, under counter fridge & freezer, built in dishwasher and tiled flooring,

External utility room

8'00" x 5'00" (2.44m x 1.52m)

Accessed from the garden, with double glazed window to rear aspect, fitted with a range of wall and base units with worktop over, inset stainless steel sink, plumbing for washing machine, space for dryer.

First floor

Landing

With stairs leading from the entrance hall, double glazed window to rear aspect, built in storage cupboard, loft access, door to:

Bedroom one

15'04" x 11'11" (4.67m x 3.63m)

With double glazed window to front aspect, radiator, door to:

Ensuite

With obscured double glazed window to front aspect, fitted with a three piece suite comprising: shower cubicle, wash hand basin, low level w.c, heated towel rail, spotlighting.

Bedroom two

11'11" x 8'08" (3.63m x 2.64m)

With double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom three

11'09" x 8'05" (3.58m x 2.57m)

With double glazed window to front aspect, radiator.

Bathroom

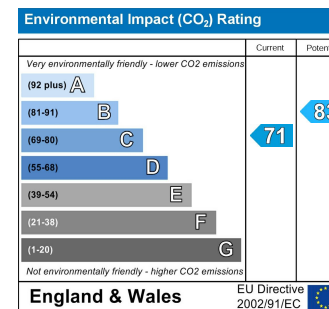
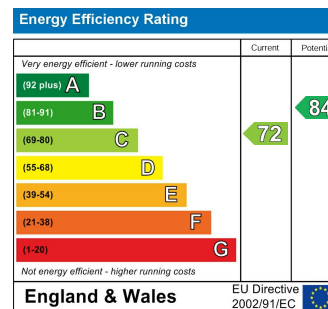
With double glazed window to rear aspect, fitted with a three piece suite comprising: bath with mixer taps & shower head, wash hand basin, low level W.C, heated towel rail, airing cupboard with storage.

Outside

To the front the property is set back from the road behind hedgerow and offers parking for three vehicles. The drive leads to both the entrance door and single integrated garage, that benefits from both power & lighting. There is side access that in turn leads to a generous garden that benefits from a large patio, mature beds & hedgerow and lawn. There is also a good sized garden shed.

Agent notes

Council tax band D: Approx £1,888.00 per annum. Freehold property.







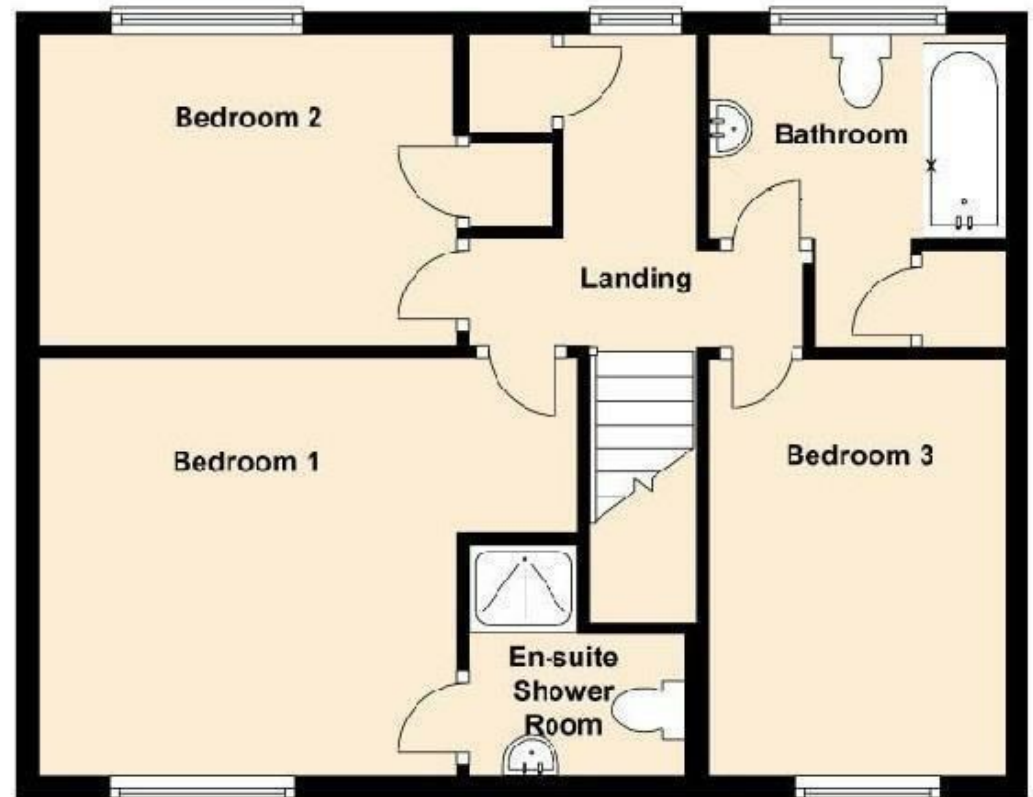
Ground Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 106.8 sq. metres (1149.5 sq. feet)