Fordham Road, Isleham, CB7 5QU

CHEFFINS

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Fordham Road

Isleham,
CB7 5QU

4 2 2

Guide Price £549,500

- Modern Detached House
- 4 Double Bedrooms - 1 ensuite
- Superb Kitchen/Dining Room
- 2 Reception Rooms
- Driveway and Double Garage
- Part Walled Rear Garden
- Landscaped Gardens

A modern 4 bedroom detached house situated in an exclusive development of only 10 homes in this popular Cambridgeshire village. The property benefits from a well equipped fitted kitchen/dining room, 2 reception rooms, utility room and 4 generous sized double bedrooms with 1 ensuite. Outside features a detached double garage and a large part walled rear garden.

LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

ENTRANCE HALL
with a part glazed entrance door with 2 windows to front aspect, stairs leading to first floor, tiled flooring with under floor heating, recessed ceiling spotlights.

CLOAKROOM
with a concealed cistern low level WC, vanity unit, hand basin with mixer tap and tiled splashbacks, tiled flooring with under floor heating, extractor fan, recessed ceiling spotlights.

STUDY
with fitted desk worksurface, under floor heating, recessed ceiling spotlights, window to front aspect.

SITTING ROOM
Dual aspect room with under floor heating, air con unit, light fitting, Integrated worksurface/TV stand, pair of French doors with glazed side screens overlooking the rear garden, window to side aspect.

KITCHEN/DINING ROOM
an exceptional room with a fitted kitchen area including 1.5 bowl stainless steel sink unit with fitted Bosch hot tap water system, worktops and upstands, fitted base and wall mounted units, integrated Bosch appliances comprising; 1 and a half eye level oven and grill, 5 ring induction hob with extractor hood over, integrated dishwasher and fridge/freezer, central island with breakfast bar, tiled flooring with under floor heating, window to side aspect.

Dining Area with under floor heating, dual aspect windows to side and rear aspects, pair of French doors to side aspect leading to the garden.

UTILITY ROOM
with stainless steel sink unit and drainer, worktops and upstands, fitted base units, wall mounted gas fired central heating boiler, space and plumbing for washing machine and tumble dryer, tiled flooring with under floor heating, extractor fan, recessed ceiling spotlights, window to front aspect and half glazed door.

FIRST FLOOR

LANDING
with access to roof space, airing cupboard with shelving and hot water cylinder, recessed ceiling spotlights.

BEDROOM 1
A double bedroom with space for a super king bed, with fitted double wardrobe with half mirror and fitted 3-drawer units to both sides, radiator, air con unit, window to front aspect.

ENSUITE SHOWER ROOM
with a large tiled shower cubicle, two drawer vanity unit hand basin with mixer tap, concealed cistern low level WC, tiled splashbacks, tiled flooring, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, shaving socket, window to front aspect.

BEDROOM 2
A double bedroom with a radiator, air con unit, window to front aspect.

BEDROOM 3
A double bedroom with a radiator, window to rear aspect.

BEDROOM 4
A double bedroom with a radiator, window to rear aspect.

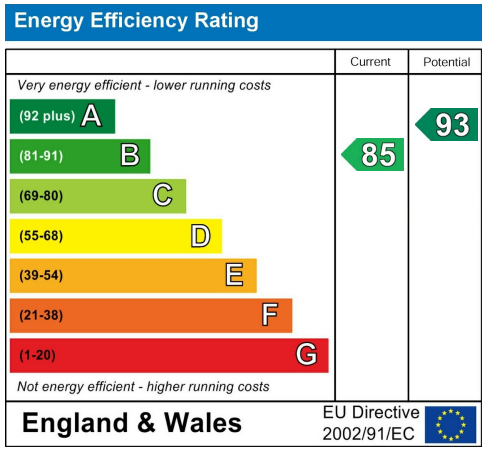
FAMILY BATHROOM
with a bath with mixer tap and shower hose, separate tiled shower cubicle, two drawer vanity unit hand basin with mixer tap, concealed cistern low level WC, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, shaving socket, window to rear aspect.

OUTSIDE
The property is approached via a shingled driveway with parking for four to five vehicles, a front garden area with half height timber fence and a range of fruit trees and shrubs, a paved pathway leading to both sides of the property and to the front entrance door with a covered porch canopy, outside lighting, gated access to both sides. Outside tap and double electric points.

To the rear of the property is a generous part walled garden laid to lawn with a paved patio area with a generous area for seating, a range of mature flower beds and outside light.

DOUBLE GARAGE
with electrically operated composite door, light and power, attic storage space, sealed painted flooring, pedestrian door to side.

SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.



Guide Price £549,500
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambridgeshire

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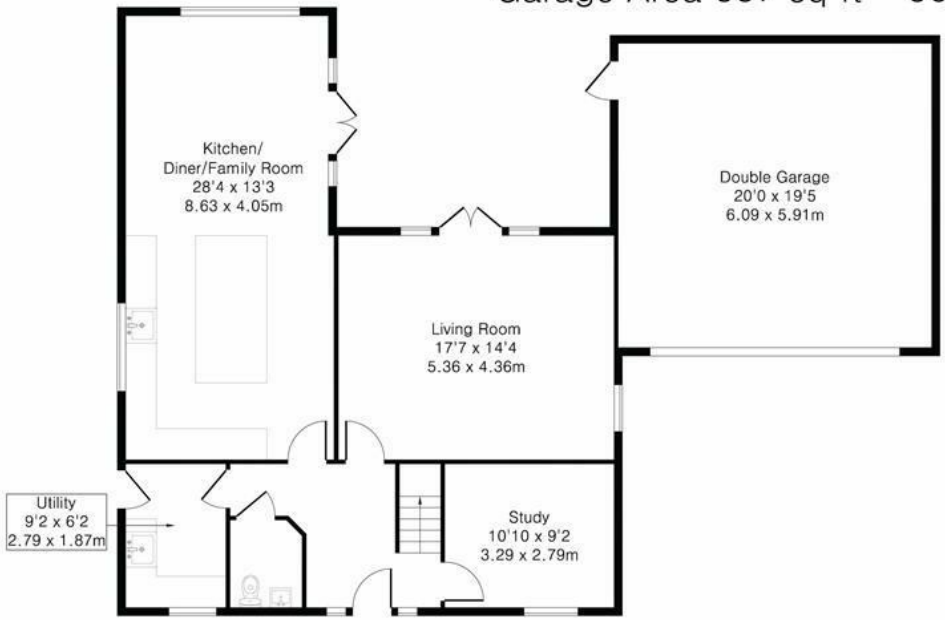
Approximate Gross Internal Area 1659 sq ft - 154 sq m

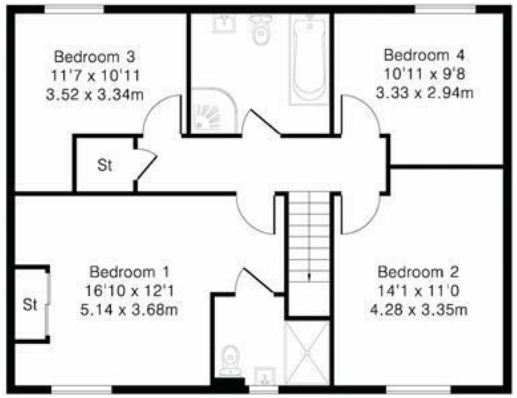
Ground Floor Area 920 sq ft – 85 sq m

First Floor Area 739 sq ft – 69 sq m

Garage Area 387 sq ft – 36 sq m



Ground Floor



First Floor

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.