



Sun Street, Isleham Cambridgeshire

Pocock + Shaw

3 Sun Street
Isleham
Ely
Cambridgeshire CB7 5RT

A modern, superbly presented and beautifully appointed three bedroom cottage style home, brimming with charm and character.

Spacious kitchen / dining room / snug, cosy sitting room with fireplace, modern conservatory, large master bedroom, two further bedrooms, fitted modern shower room and a ground floor cloakroom. Further complimented by parking and a single garage. EPC:C

Guide Price £370,000



Isleham is an attractive village and is ideally located approximately six miles north of Newmarket, twenty miles north east of the University City of Cambridge, ten miles south of Ely and approximately five miles west of Mildenhall. The village offers a good range of facilities including a primary school, superb new sports pavilion, church, solicitor's office and hairdresser, 3 public houses, a local shop and is relatively well placed for access to the A14 dual carriageway which inter-connects with many of the region's principal traffic routes.

Beautifully tucked away down a small lane and set within a small enclave of houses, close to many of the village amenities, this attractively presented detached three bedroom house offers well planned, light and airy accommodation.

Along with many characterful features, the property benefits from a dual aspect sitting room with delightful brick fireplace, a separate kitchen / dining room / snug area, spacious entrance hall with useful storage. A ground floor cloakroom and modern conservatory, both benefitting from underfloor heating. Additional features include a double aspect master bedroom with shower cubicle, two further bedrooms and a modern fitted bathroom on the first floor.

With the benefit of solar panels, a gas fired heating system and double glazing, part walled rear gardens and a single garage, in detail, the accommodation includes:-

Ground Floor

Entrance Hall

With a double glazed entrance door, solid oak floor, stairs rising to first floor, under stairs storage cupboard, radiator, heating thermostat.

Sitting Room 5.66m (18'7") x 3.52m (11'7")
With a window to front aspect, decorative brick fireplace, radiator, solid oak floor double doors opening to:

Conservatory

Part brick construction with uPVC double glazed windows, tiled flooring, under floor heating, wall light points, double door to front garden.

Dining Room 5.63m (18'6") x 3.02m (9'11")
With a window to front aspect, recessed ceiling lights, radiator, solid oak floor, open plan to:

Kitchen 4.01m (13'2") x 2.62m (8'7")
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, mixer tap providing boiling water and filter tap, tiled splashbacks, plumbing for washing machine and dishwasher, built-in five ring gas hob with extractor hood over, electric oven, with a window to front aspect, window to side aspect, vertical radiator, recessed ceiling lights, solid oak flooring.

First Floor

Landing

With a window to rear aspect, airing cupboard with shelving, and housing the hot water cylinder, access to loft space.

Master Bedroom 4.37m (14'4") x 3.50m (11'6")
With windows to side and front aspects, large fitted wardrobe with sliding doors, shower enclosure with hand attachment over, radiator.

Shower Room

Fitted with four piece suite comprising shower enclosure with glass screen door, low-level WC, bidet, hand wash basin in unit with storage below, tiled splashbacks, with a window to front aspect, heated towel rail.



Bedroom 3 3.02m (9'11") x 2.60m (8'6")

With a window to front aspect, radiator.

Bedroom 2 3.03m (9'11") x 2.94m (9'8")

With a window to side aspect, radiator.

Outside

The property is approached via a gravel driveway, with gardens to both sides, mainly laid to lawn, planted with an array of trees and shrubs with a pathway leading to the front door and access to the single garage, with an electric up and over door with power and light connected.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area.

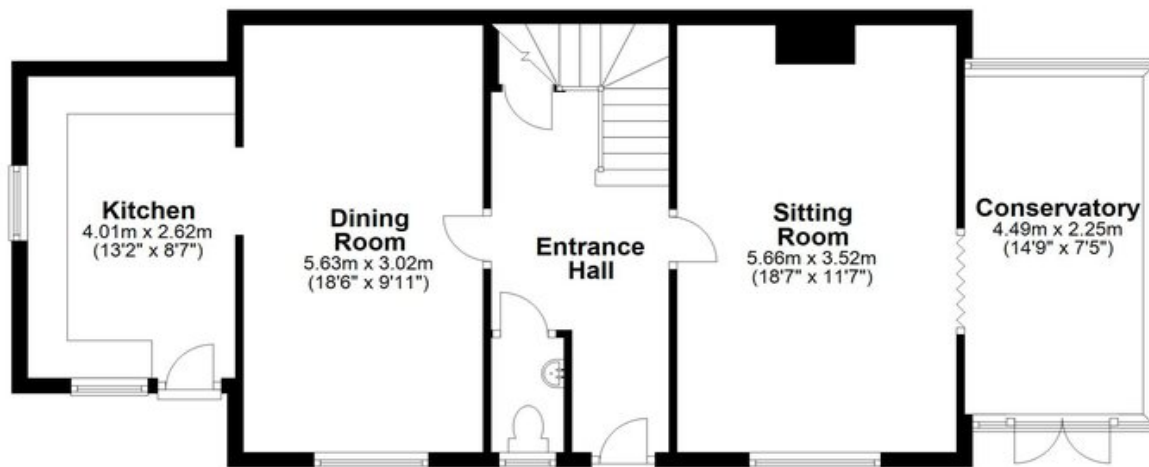
The property is in a no flood zone.

Council Tax Band: D

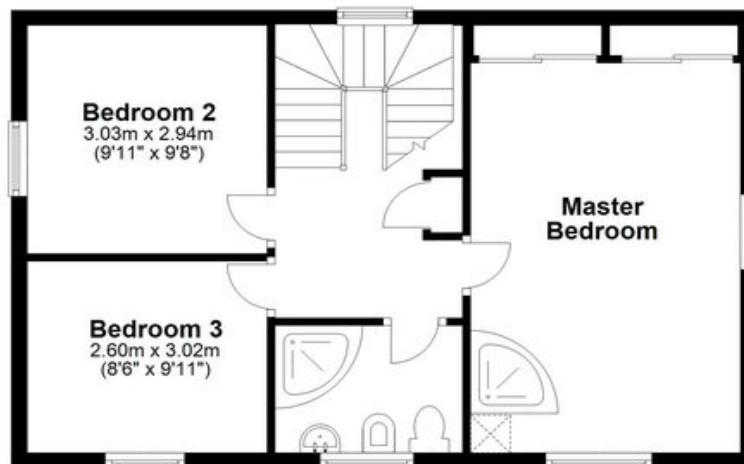
East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. KS.

Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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