



**7 Bluebell Road,
Isleham, Cambridgeshire**

**DAVID
BURR**



7 Bluebell Road, Isleham, Ely, Cambridgeshire, CB7 7AA

Isleham is a picturesque village situated approximately 6 miles from the famous horse racing town of Newmarket and 8 miles from the city of Ely. The village itself offers 3 pubs/restaurants, churches including The Arc one of the largest green oak self-build projects in the UK, local convenience store, a butcher's store and a large community centre called The Beeches which is a real hub of the village, often hosting events, community activities as well as having a bar and café. Isleham is renowned for its close community spirit along with superb open views and beautiful countryside as well as the tranquil Isleham Marina.

This high-specification, individual detached modern home is situated in a quiet, tucked-away location within walking distance of amenities. The property offers light and spacious living accommodation, finished to an exceptional standard, including an impressive triple-aspect sitting room with fireplace and an open-plan kitchen/living area which opens to the rear garden. Approached by a private block-paved driveway, the property offers extensive parking, a double garage, and landscaped, partly walled enclosed gardens incorporating a summer house and glazed verandah.

A spacious detached modern home situated in a quiet, tucked-away location convenient for local amenities.

Ground Floor

ENTRANCE HALL A welcoming entrance with a part-glazed door, stairs leading to the first floor, and Amtico cedar wood effect flooring. It also features an under-stairs storage cupboard.

CLOAKROOM With low-level WC and hand basin with mixer tap, and Amtico cedar wood effect flooring. A window to the front aspect provides natural light.

SITTING ROOM This comfortable sitting room enjoys a window to the front aspect, offering a light and airy space.

KITCHEN/DINING ROOM A modern, well-equipped space with a 1.5 bowl sink and drainer with mixer tap, a range of base and wall-mounted cupboards, and integrated appliances including an eye-level AEG oven and grill, 4-burner gas hob, and stainless-steel extractor hood. It also features an integrated AEG dishwasher, Amtico cedar wood effect flooring and a pair of French doors to the rear garden.

UTILITY AREA Partially open to the kitchen, this space includes plumbing and space for a washing machine and tumble dryer, worktops, and additional fitted cupboards.

First Floor

LANDING The landing provides access to the roof space, a cupboard with built-in shelving, and a side-facing window, ensuring a bright and airy space.

MASTER BEDROOM A spacious room featuring a double built-in wardrobe with sliding mirrored doors and a window overlooking the rear aspect. Door to the **ENSUITE** which is fitted with a tiled shower cubicle, hand basin with mixer tap, low-level WC, tiled walls and flooring, and a ladder-style heated towel rail. A window to the side aspect completes the space.

BEDROOM 2 A well-proportioned room with a window to the front aspect.

BEDROOM 3 Including a built-in cupboard and a window to the front aspect, offering plenty of storage and natural light.

BEDROOM 4 Another good-sized bedroom with a window to the rear aspect.

BATHROOM The family bathroom is equipped with a bath with mixer tap and shower attachment, hand basin with mixer tap, low-level WC, and ladder-style heated towel rail. Tiled walls and flooring add a stylish finish, with a window to the side aspect.

Outside

At the front, there's a lawned garden with shrubs and a pathway leading to the front door, sheltered by a porch canopy and outdoor light. To the right, a double-length driveway provides parking for two vehicles and access to a garage with a metal up-and-over door, lighting, and power. The rear features a generous lawned garden and a paved patio with outdoor lighting, tap, and power—ideal for entertaining. Side-gated pedestrian access is also available.

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Material Information

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND D. (£2,397.36 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

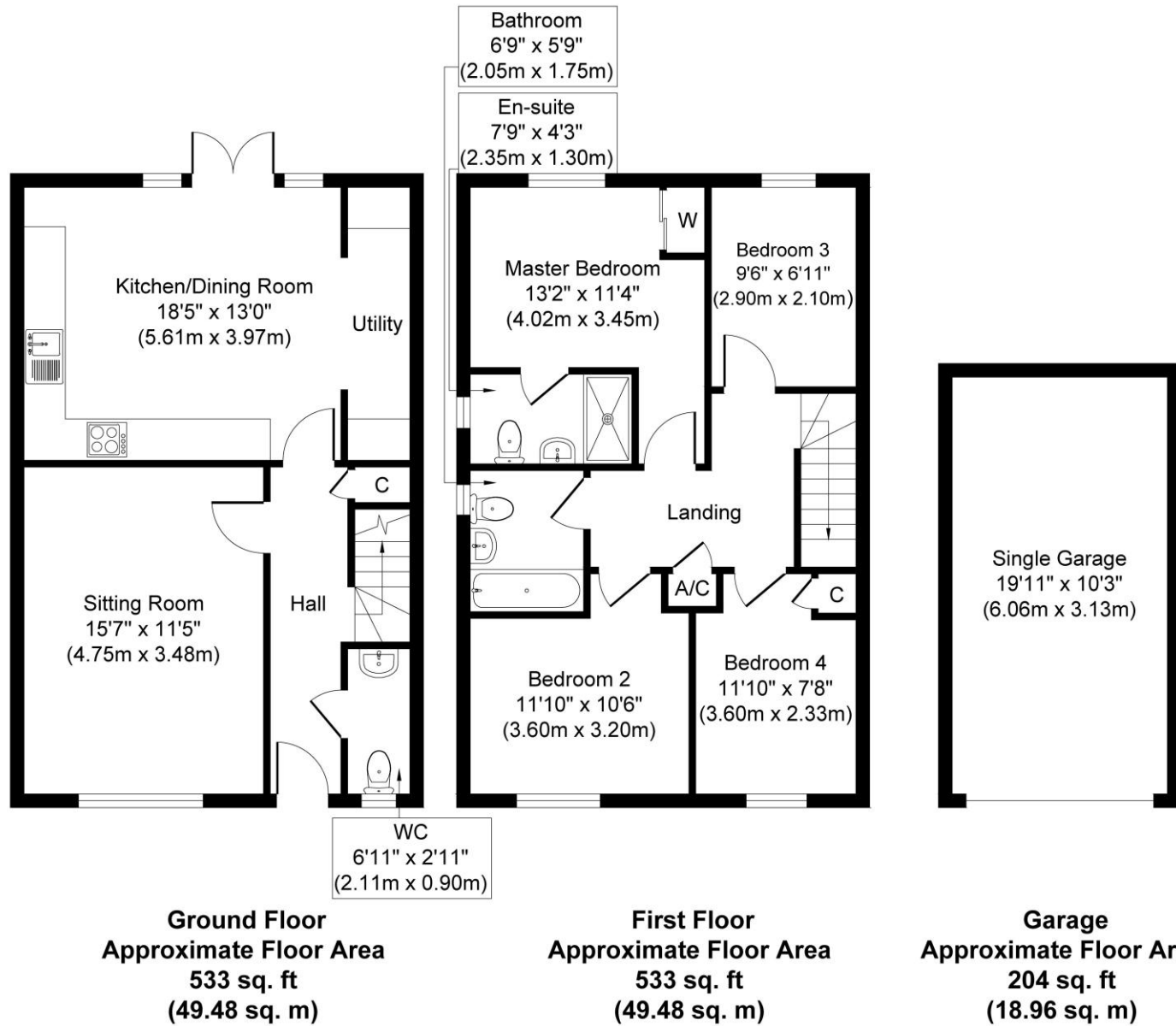
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS hatter.weekday.compiler

VIEWING Strictly by prior appointment only through DAVID BURR.

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