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Residential sales, lettings & management



17 Station Road,
Isleham,
Cambs, CB7 5QT

With views towards farmland a much improved and extended 2/3 bedroom semi detached house of character set in delightful large gardens. Hall, sitting/dining room, kitchen/breakfast room, boot room, cloakroom, bed 3/family room, 2 1st floor double bedrooms & bathroom, off road parking.

Guide Price: £305,000



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, hairdresser, three public houses', garage, 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.

This semi detached house enjoys a most attractive location on the edge of the popular village of Isleham and benefits from views to the front and rear over farmland. The extended accommodation of character offers a great deal of versatility and is complimented by a large garden and generous off road parking.

The property has also benefitted in recent years by many "Green" improvements including loft insulation, a new boiler, double glazed windows and cladding with insulation the old walls of the property.

Ground Floor

Entrance Hall

With an entrance door, wood block flooring, stairs to the first floor, understair storage cupboard.

Inner Hallway

With a radiator, wood block flooring and opening to a **Coat Room** with window to the side.

Cloakroom

With a window to the side, fitted with two piece suite comprising of a wash hand basin and low-level WC, radiator, plumbing for washing machine, space for tumble dryer.

Sitting/Dining Room comprising of

Sitting Room 3.63m (11'11") x 3.01m (9'11")

With a window to the front, wood block flooring, radiator and large opening to:-

Dining Room 3.49m (11'5") x 3.13m (10'3")

With a radiator, double doors to the garden, wood block flooring, alcove storage cupboard.

Kitchen/Breakfast Room 3.75m (12'4") x

3.49m (11'5")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap with tiled splashbacks, plumbing for washing machine, gas point for cooker with extractor hood over, window to the rear, radiator, wood block flooring.

Family Room/Bedroom 3 3.75m (12'4") x

2.88m (9'5")

With a window to the front, radiator, wood block flooring.

First Floor

Landing

With a window to the side, access to loft space.

Bedroom 1 4.57m (15') x 3.01m (9'11")

With two windows to the front, radiator, built in cupboard.



Bedroom 2 3.49m (11'5") x 2.82m (9'3")
With a window to the rear, radiator, built in cupboard with wall mounted gas fired combination boiler.

Bathroom

Fitted with a four piece suite comprising of a bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled surround, extractor fan, window to the rear, radiator, recessed ceiling spotlights.

Outside

The property is set behind a drive laid to shingle providing off road parking for several vehicles.

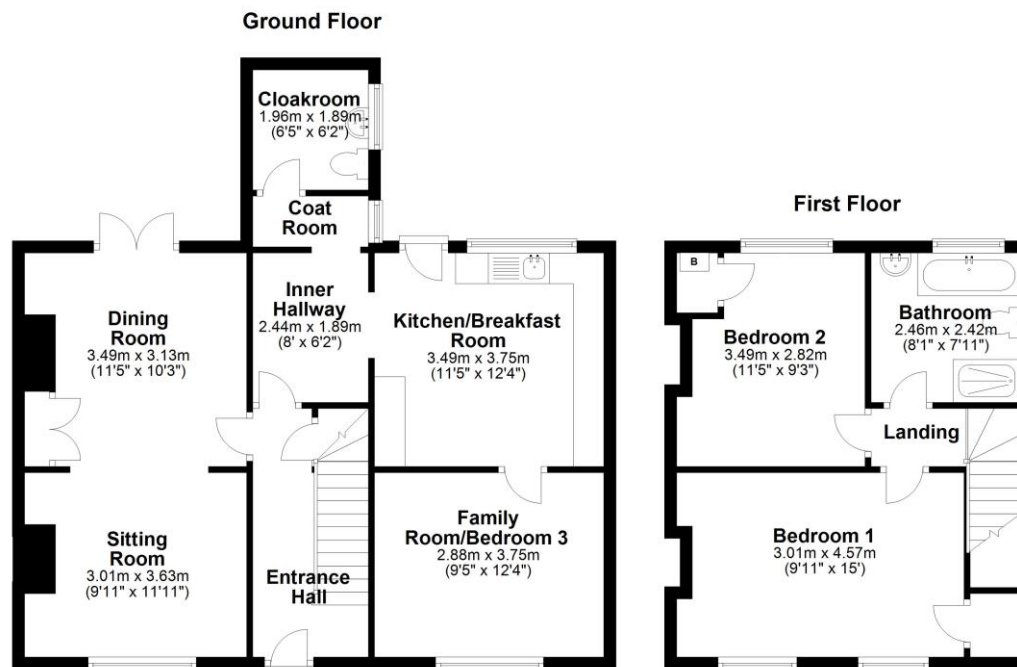
The large rear garden is laid to lawn with a paved patio, side gate, two brick storage sheds.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: B East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



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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