



**51 Hall Barn Road  
Isleham, Cambridgeshire CB7 5QZ  
Offers In Excess Of £650,000**



# 51 Hall Barn Road, Isleham, Cambridgeshire CB7 5QZ

A stunning and stylishly presented modern detached family home set on the edge of this well served and popular village and enjoying a delightful aspect to front overlooking an open field.

This impressive and substantial property has witnessed a full and comprehensive programme of improvements and benefits from high specification of finishes throughout with attention to detail to all rooms.

Arranged over three floors, accommodation includes a spacious entrance hall, living room with multi-fuel burner, superb recently re-fitted kitchen/breakfast/dining room with extensive built in appliances, study, cloakroom, utility room, four sizeable double bedrooms and three lovely re-fitted bathrooms.

Externally the property offers landscaped gardens with ample parking with double garage with electric doors and a fully enclosed rear garden.

An outstanding family home and viewing is highly recommended.

EPC (C)

### Accommodation Details

Part glazed front door with glazed panel to the side leading through to:

#### Entrance Hall

With staircase rising to the first floor, built in cupboard, high gloss floor tiles, radiator, recessed lighting to the ceiling, access to:

#### Kitchen/Breakfast Room 20'0" x 14'4" (6.10m x 4.37m)

Stunning re-fitted kitchen with a comprehensive range of eye level and base storage units with granite working top surfaces over, display wall units with back lighting, inset butler style sink unit with Quooker tap over, quality integrated appliances to include an eye level double oven, dishwasher and wine cooler, separate ceramic hob, granite breakfast bar, ample room for dining table and chairs, high gloss floor tiles, recessed lighting to ceiling, radiator, window to the rear aspect, window to the side aspect, bi-fold doors leading to the rear garden, access and door leading through to:

#### Utility Room 8'7" x 5'9" (2.62m x 1.75m)

Fitted with a matching range of eye level and base storage units with working top surfaces over, inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, high glass floor tiles, radiator, extractor, part glazed door leading to the rear garden.

#### Living Room 12'6" x 21'3" (3.81m x 6.48m)

Dual aspect room with window to the front aspect and bi-fold doors to the rear aspect leading to the garden, solid wood flooring, fireplace to the side housing wood burning stove, TV aerial connection point, recessed lighting to the ceiling, radiator.

#### Study 11'11" x 9'2" (3.63m x 2.79m)

With window to the front aspect, solid wood flooring, recessed lighting to the ceiling, radiator.

#### Cloakroom 5'0" x 4'2" (1.52m x 1.27m)

Comprising low level WC and wash hand basin set in vanity unit with drawers under, high gloss floor tiles, radiator, extractor.

#### First Floor Landing

Galleried landing part used as an office/study area - perfect for home working, Velux window to the front aspect, built in cupboard, staircase rising to the second floor, access and door leading through to:

#### Master Bedroom 10'5" x 21'3" (3.18m x 6.48m)

With windows to the front and rear aspects, recessed lighting to the ceiling, TV aerial connection point, radiator, access and door leading through to:

#### Bathroom 14'0" x 7'9" (4.27m x 2.36m)

With suite comprising walk in shower enclosure, free standing bath with centre fill mixer taps/shower attachment, low level WC and wash hand basin set in vanity unit, fully tiled walls, wood effect flooring, heated towel rail, recessed lighting to the ceiling, two windows to the rear aspect, door leading to the landing.

#### Bedroom 2 11'11" x 11'4" (3.63m x 3.45m)

With window to the front aspect, recessed lighting to the ceiling, radiator, access and door leading through to:

#### En-Suite 5'0" x 6'8" (1.52m x 2.03m)

With suite comprising shower cubicle, wash hand basin and low level WC, heated towel rail, wood effect flooring, recessed lighting to ceiling, extractor.

#### Bedroom 3 8'9" x 9'8" (2.67m x 2.95m)

With window to the rear aspect, recessed lighting to the ceiling, radiator.

#### Second Floor Landing

With access to loft space, access and door leading through to:

#### Bedroom 4 11'7" x 11'8" (3.53m x 3.56m)

With Velux windows to the front and rear aspects, recessed lighting to the ceiling, radiator.

#### Shower Room 8'4" x 11'8" (2.54m x 3.56m)

With suite comprising walk in shower enclosure, wash hand basin set in vanity unit and low level WC, heated towel rail, tiled walls, tiled flooring, recessed lighting to the ceiling, Velux window to the front and rear aspects.

#### Outside - Front

Front garden predominantly laid to lawn with borders containing a variety of plants/shrubs, paved pathway bordered by box hedging leading to the front door, driveway leading to:

#### Garage 19'6" x 21'9" (5.94m x 6.63m)

Double garages with electric doors, cupboard housing boiler, power and lighting, pedestrian door leading to the rear garden.

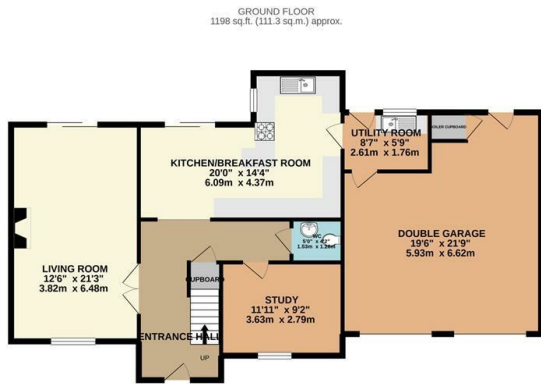
#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with mature tree to the rear, paved patio area, additional decked seating area, outside lighting.

#### Agents Note

Planning consent has been applied for to extend to the property to the rear and for the addition of a double bedroom above the garage.

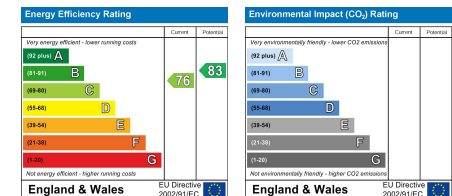
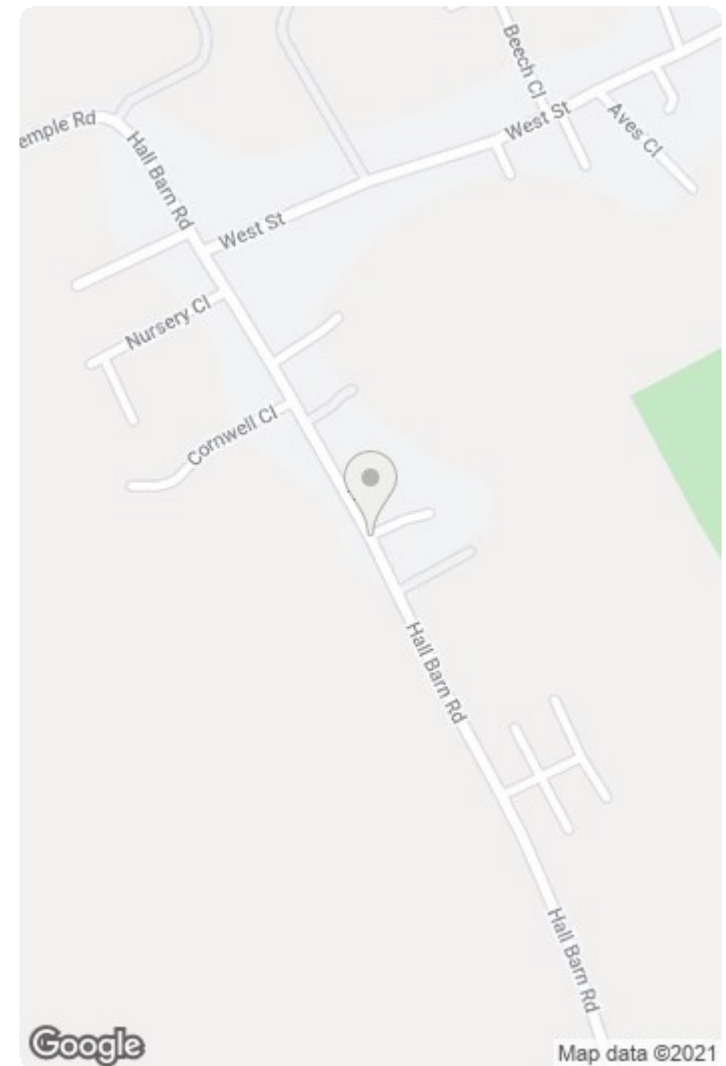




TOTAL FLOOR AREA : 2259 sq.ft. (209.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



