



**45 West Street
Isleham, Cambridgeshire CB7 5SD
Guide Price £335,000**

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A remarkably improved and cleverly extended family home set within the heart of this thriving and popular village.

The village of Isleham is nestled only a few miles between Ely and Newmarket and offers an appealing range of amenities including impressive sports centre and well regarded primary school.

Incredibly deceptive, this property offers accommodation arranged over three floors and includes an entrance hall, cloakroom, kitchen, sizeable living room/dining room, four principal bedrooms and a family bathroom. Benefiting from gas fired central heating and double glazing.

Externally the property offers a pleasant and fully enclosed rear garden and garage and off road parking to the rear of the property.

An internal viewing is strongly recommended.

EPC (C)

Accommodation Details

Entrance door leading through to:

Entrance Hall

With staircase rising to the first floor, useful understairs recess, built in storage cupboard, radiator, access and door leading through to:

Living Room/Dining Room 22'9" x 13'8" (6.93m x 4.17m)

With two windows to the side aspect, French style doors with glazed panels/windows too the side leading to the rear garden, ample room for dining table and chairs, TV aerial connection point, radiator.

Kitchen 12'7" x 7'4" (3.84m x 2.24m)

Fitted with a range of eye level and base storage units with wood effect working top surfaces over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, inset sink unit with mixer tap over, wall mounted gas fired boiler, vinyl flooring, radiator, window to the front aspect.

Cloakroom 6'0" x 2'8" (1.83m x 0.81m)

Comprising low level WC and wash hand basin, radiator, window to the front aspect.

First Floor Landing

With door leading to staircase rising to the second floor, window to the front aspect, built in cupboard, access and door leading through to:

Bedroom 2 9'11" x 8'2" (3.02m x 2.49m)

With window to the rear aspect, radiator.

Bedroom 3 9'11" x 6'3" (3.02m x 1.91m)

With window to the rear aspect, radiator.

Bedroom 4 8'2" x 7'3" (2.49m x 2.21m)

With window too the front aspect, radiator.

Bathroom 7'7" x 7'3" (2.31m x 2.21m)

With suite comprising panel bath with mixer taps/shower attachment, wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, extractor, window to the side aspect.

Second Floor

Leading to:

Master Bedroom 17'11" x 13'6" (5.46m x 4.11m)

Dual aspect room with two Velux windows to the front aspect and two Velux windows to the rear aspect, built in storage cupboards, radiator.

Outside - Front

Enclosed front garden bordered by picket fencing and mature shrubs, remainder laid to lawn with pathway leading to entrance door, gated access to rear garden.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with borders containing a variety of plants/shrubs, paved patio/seating area, timber built shed, timber pergola, gated rear access leading to:

Garage

Single garage with up and over style door with gravelled frontage allowing off road parking.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1067.35 ft²
99.16 m²

Reduced headroom

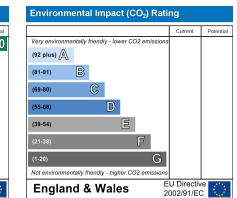
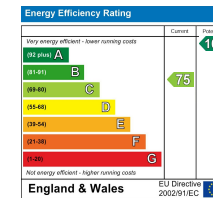
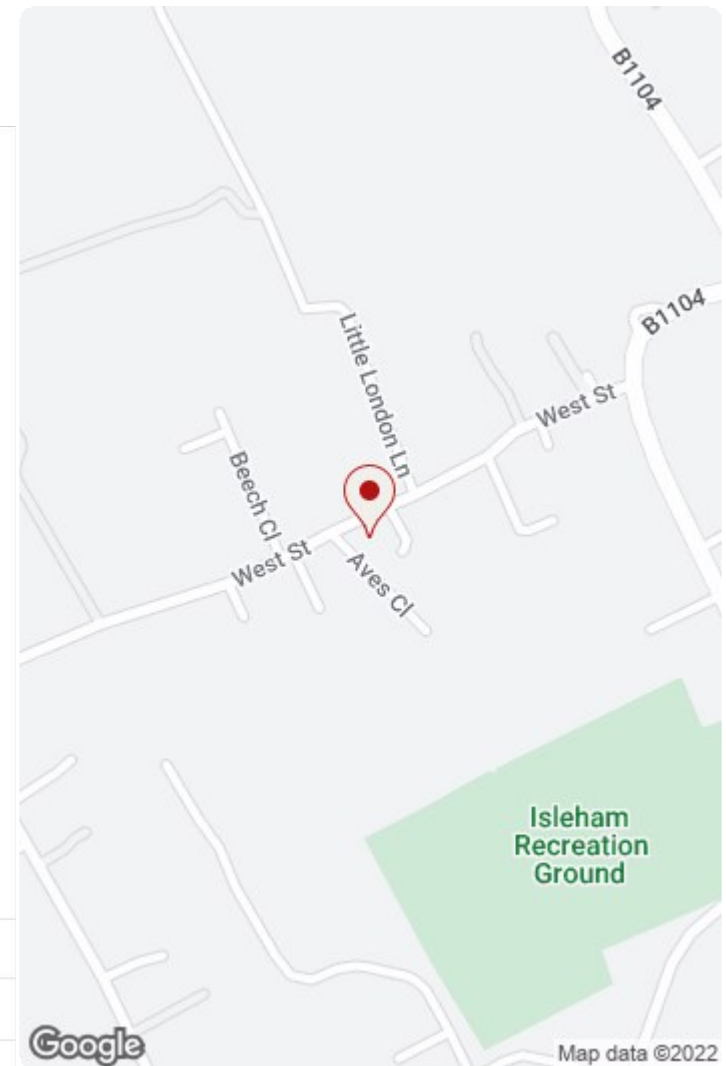
79.12 ft²
7.35 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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