



5 Beck Road
Isleham, Cambridgeshire CB7 5SA
Offers In Excess Of £450,000

5 Beck Road, Isleham, Cambridgeshire CB7 5SA

Outstanding, extended, modern and detached family home enjoying a peaceful position within the heart of this thriving village.

The picturesque village of Isleham boasts amenities to include village store, two public houses, highly regarded restaurant and community / sports centre with superb schooling. Isleham is an attractive and historic village being located 6 miles north of Newmarket, 20 miles north-east of the University City of Cambridge, 10 miles south of Ely and 5 miles west of Mildenhall and is well placed for access to the A14 dual carriageway which inter-connects with many of the region's principal routes.

This immaculately presented house has been improved and updated throughout and has recently undergone a skillful two storey extension to create a large family orientated configuration. With the tasteful accommodation comprising an entrance hallway, cloakroom, study, sitting room, utility room and a stunning re-fitted 24ft kitchen/family room with integral Bosch appliances. With four true double bedrooms all with fitted wardrobes, a family bathroom, the 16ft master bedroom comprising open plan en-suite and bedroom two with further en-suite.

Complete with a fully enclosed part walled rear garden, laid to natural lawn astroturf and gated rear access leading in turn to a single garage with electric roller door and driveway. Further benefits to this wonderful property include solar panelled water heating, alarm system, water softener, hot taps and part boarded loft.

Internal viewings are an absolute must to fully appreciate.

EPC (C)

Accommodation Details

Entrance Hall

Entrance hall with laminate wood flooring, radiator, stairway to first floor with under stair storage and doors leading through to:

Sitting Room 15'1" x 11'8" (4.61 x 3.58)

Television point, telephone connection point, decorative lighting, radiator, laminate wood flooring and large double glazed bay window with fitted blinds to the front aspect

Study 9'1" x 6'5" (2.79 x 1.98)

Built in desk with wall mounted storage cupboards over, telephone connection point, radiator, laminate wood flooring and double glazed window with fitted blinds to the front aspect.

Cloakroom 5'2" x 2'11" (1.59 x 0.89)

Suite comprising low level WC, pedestal hand wash basin, part tiled part mirrored wall, radiator and extractor fan.

Kitchen/Dining Room 15'9" x 15'1" (4.81 x 4.62)

Lovely spacious kitchen re-fitted in 2018 with a range of base and eye level storage units with work surfaces over, one and a half bowl stainless steel sink with drainer, mixer tap with hot tap feature and fitted with a water softener, integrated Bosch appliances including electric oven with gas hob and extractor hood over, microwave oven, dishwasher and fridge freezer, stainless steel splash back, part tiled walls, laminate wood effect flooring, recessed LED lighting, double glazed windows with fitted blinds to the rear aspect, door leading through to:

Utility 21'7" x 18'8" (6.6 x 5.7)

Utility space fitted with matching base and eye level storage units, stainless steel sink with drainer and mixer tap over, cupboard housing Alpha Combi Boiler, space for washer/dryer, part tiled walls, radiator, wood effect laminate flooring, door to side aspect leading to the rear garden.

Family Room 15'9" x 9'3" (4.81 x 2.83)

Open plan family room with television point, telephone point, radiators, double glazed windows and French doors with fitted blinds leading out to the rear garden

First Floor Landing

Decorative lighting, access to loft space which has been partially boarded, airing cupboard, carpeted flooring, doors leading through to:

Master Bedroom 16'7" x 15'8" (5.08 x 4.80)

Open plan Master Bedroom and Ensuite, fitted wardrobes, television and telephone point, radiator, carpeted flooring, double glazed windows to the rear and side aspect.

En-suite 6'2" x 5'6" (1.88 x 1.68)

Suite comprising built in low level WC, his and hers hand wash basins with storage cupboard surround and vanity

mirror, large shower cubicle, part tiled walls, fitted towel hook, radiator, tiled flooring, recessed LED lighting, extractor fan, double glazed obscured window with fitted blind to the rear aspect.

Bedroom 2 12'2" x 10'2" (3.71 x 3.10)

Double room with fitted wardrobe, television point, radiator, carpeted flooring, double glazed window with fitted blind to the front aspect door leading through to:

En-suite

Suite comprising low level WC, hand wash basin with vanity storage unit under, half bath with shower over and partial shower screen, towel ring, recessed LED lighting, part tiled walls, tiled flooring, window effect with fitted blind.

Bedroom 3 11'5" x 8'5" (3.48 x 2.57)

Double room with fitted wardrobe, television point, radiator, carpeted flooring, double glazed window with fitted blind to the front aspect.

Bedroom 4 10'2" x 8'7" (3.11 x 2.62)

Fitted wardrobe units, radiator, carpeted flooring, double glazed window with fitted blind to the rear aspect.

Bathroom

Suite comprising built in WC and hand wash basin with vanity storage surround, bath with shower over and shower screen, towel ring, radiator, part tiled walls, recessed LED lighting, tiled flooring, obscured double glazed window to the side aspect.

Outside - Front

Astroturf and gravelled areas with garden path to front and side of the property.

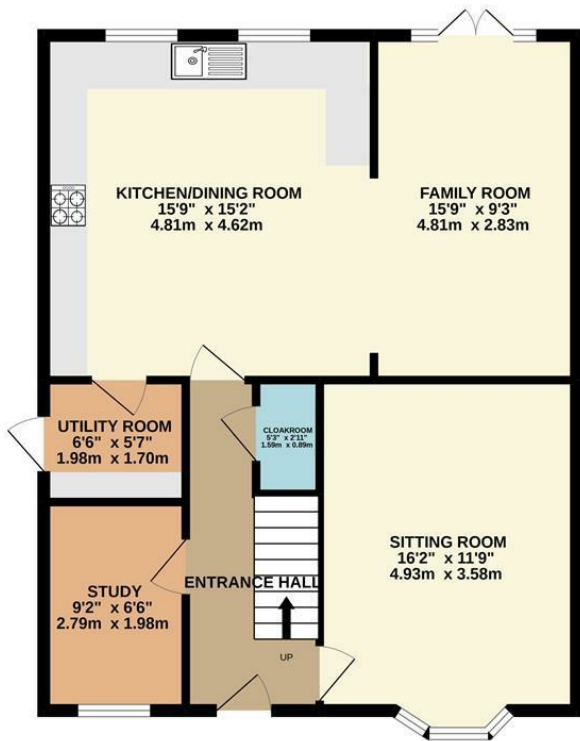
Outside - Rear

Part walled, part fenced enclosed private garden laid to Astroturf with patio area surrounding, external socket, outside tap, gated rear access and door leading to single garage.

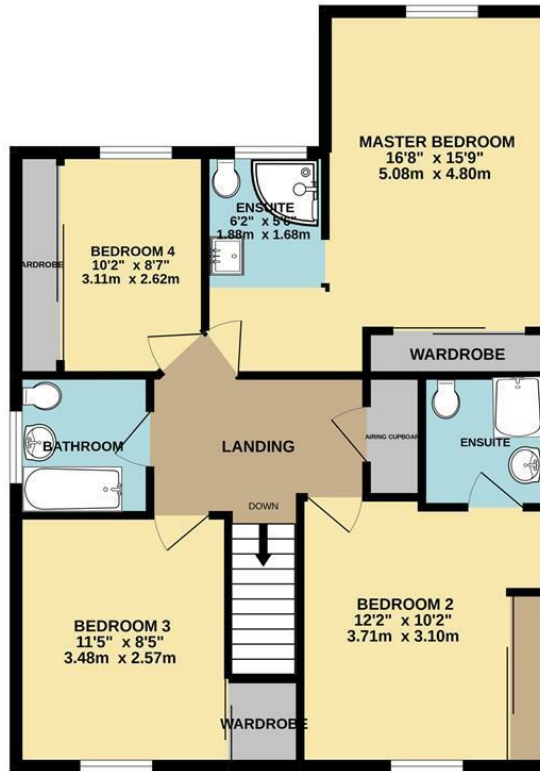
Garage - Parking

Single garage with roller door and parking space to the rear of the property.

GROUND FLOOR
758 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.3 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.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
87					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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