



48 East Fen Road
Isleham, Cambridgeshire CB7 5SW
Guide Price £550,000

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A superb and immaculately presented 3/4 bedroom property offering spacious and flexible accommodation, set just on the outskirts of the ever popular village of Isleham.

Offering a wealth of character features including 3 open fires, exposed beams and brickwork yet finished to a modern, high standard, this property includes a kitchen/breakfast room, dining room, sitting room, study, snug/bedroom 4 and family bathroom to the ground floor. To the first floor there are 2 double bedrooms (1 en-suite) and a single bedroom. All benefiting from exposed Clunch walls and woodwork.

Externally the property offers ample parking with driveway and garage, and the gardens are beautifully laid out offering various areas for entertaining and relaxing.

A must to view!

EPC (E)
Council Tax Band C (East Cambs)

Entrance Hall

With wood stable door to front, tiled floor, stairs to first floor, under stairs storage, radiator.

Dining Room

With exposed wood beams, window to front aspect, open fire with brick surround, radiator.

Study

With window to rear aspect, radiator.

Bathroom

With panelled bath, vanity storage unit with WC and hand basin, window to side aspect.

Kitchen/Breakfast Room

With a range of wall and base units, integrated dishwasher, brick alcove with inset range cooker, space for fridge/freezer, composite 1 1/2 sink with drainer and mixer tap over, tiled floor, windows to front aspect, brick chimney breast with open fire and oak mantle over.

Sitting Room

With two sets of French doors leading to garden, part tiled floor, exposed brick chimney breast with inset log burner and oak mantle over.

Snug/Bedroom 4

With French doors leading to garden.

Utility Room

With range of wall and base units, stainless sink with drainer and mixer tap over, space and plumbing for washing machine. Stable door to front aspect, door leading to garage.

FIRST FLOOR

Bedroom 1

With exposed Clunch wall, built in wardrobe, window to front aspect, radiator, door leading to:

En-Suite Shower Room

With walk in shower, low level WC, pedestal hand basin, exposed Clunch wall.

Bedroom 2

With exposed Clunch walls, built in wardrobe, window to front aspect, radiator, dressing area.

Bedroom 3

With velux to rear aspect, built in wardrobe, radiator.

OUTSIDE

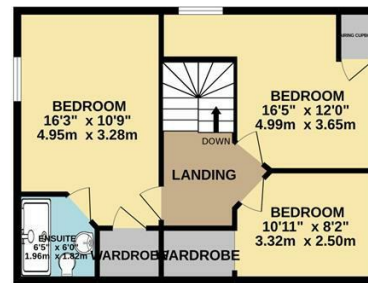
The property is approached by a gravel drive offering ample parking, leading to the one and a half length garage with power, light and eaves storage, electric roller doors to front and rear. Side access to the garden.

To the rear, a beautiful, well maintained, mature garden with patio area, seating area with decking, further raised seating area with decking, summer house, clad barn with light and power.

GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.

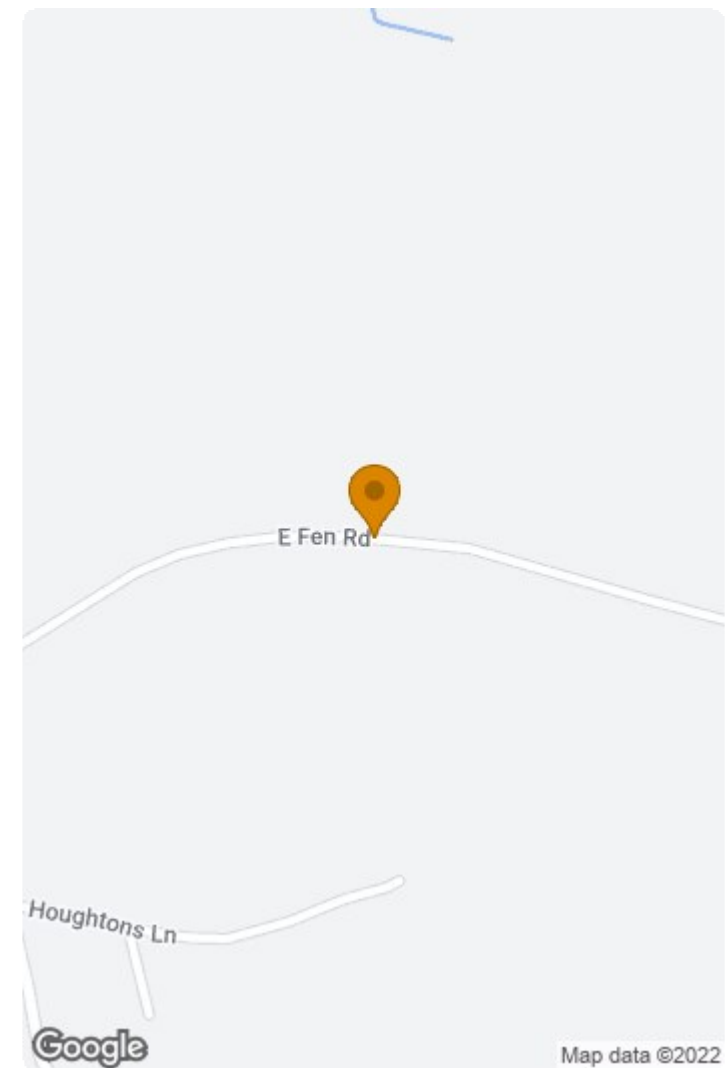


1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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 (92-101)			A (82-91)		
B (81-91)			B (67-81)		
C (69-80)			C (55-66)		
D (55-68)			D (45-54)		
E (39-54)			E (31-44)		
F (22-38)			F (16-30)		
G (1-21)			G (1-15)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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