



**Nursery Close**  
**Isleham, Cambridgeshire CB7 5ZP**  
**Asking Price £585,000**

## Nursery Close, Isleham, Cambridgeshire CB7 5ZP

Set in a desirable and rarely available, peaceful location within the ever-popular village of Isleham, this 4 bedroom detached bungalow is well-presented throughout.

The spacious accommodation comprises of entrance hall, living room, kitchen/dining room, utility room, 4 bedrooms (1 Ensuite) and family bathroom.

Externally, the property is approached via a large driveway offering ample parking, double garage and established front and rear gardens.

A must to view and for sale with NO CHAIN.

Council Tax: E

EPC: D

### Accommodation Details

#### Entrance Hall

Useful storage cupboards, carpeted flooring, doors to:

#### Living Room

19' x 16'0

Feature fireplace, television aerial connection point, carpeted flooring, window to the side aspect, sliding patio doors leading out onto the rear garden.

#### Kitchen / Dining Room

21'11 x 11'10

The kitchen is fitted with a range of wall mounted and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap, built in eye level double oven, 4 burner gas hob with extractor above, space and plumbing for dishwasher, space for under counter fridge/freezer, tiling to splashback areas, tile affect flooring, window to the rear aspect.

The dining area has ample space for a dining table and chairs, carpeted flooring, radiator, sliding patio doors leading out onto the rear garden.

#### Utility Room

9'5 x 6'4

Fitted base unit with work top surface over, stainless steel sink with mixer tap, space and plumbing for washing machine, tile effect flooring, window to the rear aspect, rear entrance door, door to garage.

#### Bedroom 1

17'9 x 12'10

Built in double wardrobes, radiator, window to the front aspect, door to:

#### Ensuite

8'6 x 5'8

Suite comprising low level WC, hand wash basin built into vanity storage surround and walk in shower with glass screen door, part tied walls, radiator, obscured window to the side aspect.

#### Bedroom 2

13'3 x 12'11

With radiator, window to the front aspect.

#### Bedroom 3

42'7" x 13'1" x 29'6" x 22'11"

Built in wardrobe, radiator, window to the front aspect,

#### Bedroom 4

11'5 x 9'10

Built in wardrobe, radiator, window to the front aspect,

#### Bathroom

8'6 x 8'5

Suite comprising low level WC, hand wash basin built into vanity storage surround, panel sided bath and walk in shower with glass screen door, part tied walls, radiator, obscured window to the side aspect.

#### Outside - Front

Manicured frontage laid mainly to lawn with a variety of decorative plants, shrubs, flowers beds and trees, paved driveway approaching double garage and front entrance door.

#### Outside - Rear

Beautifully present rear garden laid mainly to lawn with a variety of decorative plants, shrubs, flowers beds and trees, timber shed and fencing, side access gate.

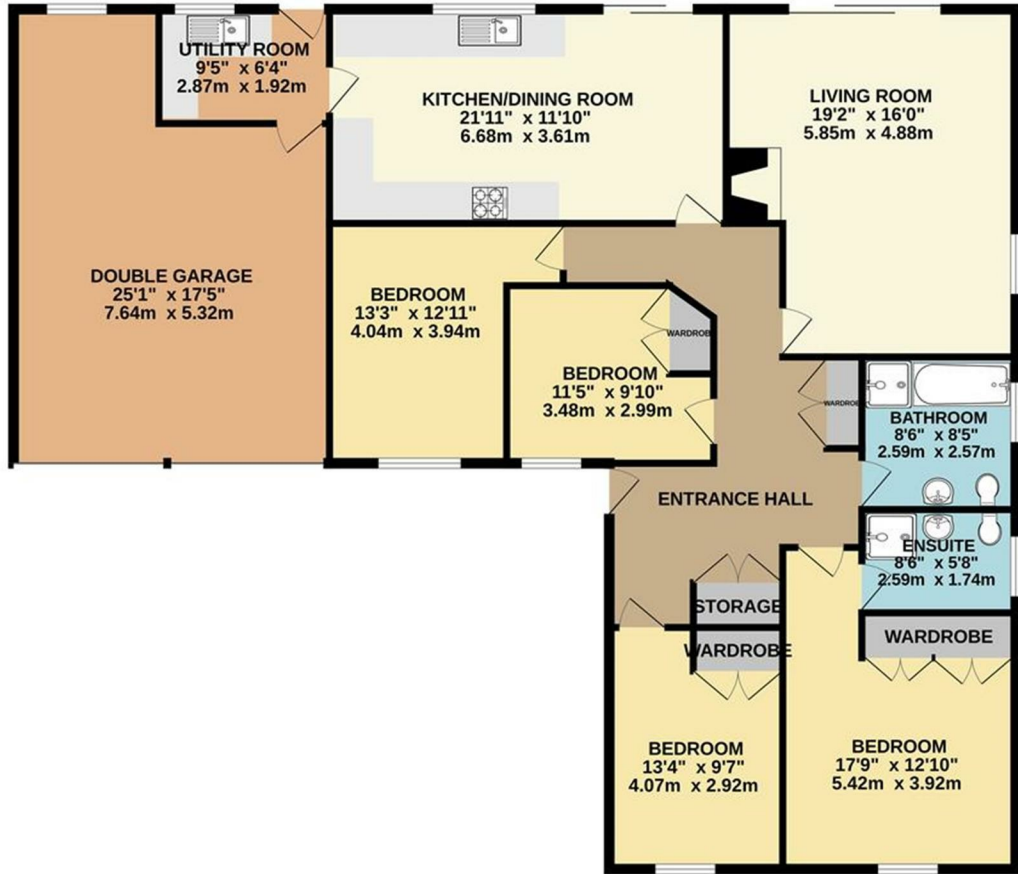
#### Integral Double Garage

25'1 x 17'5

With up and over doors, window to the rear aspect, pedestrian door leading into utility room.



GROUND FLOOR  
1879 sq.ft. (174.6 sq.m.) approx.



1 NURSERY CLOSE  
TOTAL FLOOR AREA: 1879 sq.ft. (174.6 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
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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