



**Robins Close**  
**Isleham, CB7 5US**  
**Guide Price £435,000**

## Robins Close, Isleham, CB7 5US

A superb detached family home standing towards the end of a quiet cul-de-sac and set within this well regarded and sought after village.

Hugely improved and greatly extended, this impressive family home offers sumptuous open plan living space and has been fully updated and enhanced by the current owners. Offering well presented and tastefully decorated rooms throughout the property boasts an entrance porch/utility room, entrance hall, cloakroom, fabulous living room/dining room with re-fitted kitchen, bedroom 4/sitting room, shower room/en-suite, three double bedrooms (en-suite to master) and a re-fitted bathroom. Benefiting from part under floor heating, double glazing throughout.

Externally the property offers a delightful garden, extensive patio area, useful outside workshop/shed and separate raised garden area to rear.

Outstanding family home – viewing is highly recommended.

EPC (D)  
Council Tax Band D (East Cambs)

### Accommodation Details

Part glazed front door leading through to:

#### Utility Room 8'3" x 5'8" (2.53 x 1.74)

With useful storage cupboards, under mounted ceramic sink with mixer tap, radiator and window to the front aspect, door leading to:

#### Entrance Hall

Laid with wooden style flooring, built in

cupboard, radiator, stairs rising to the first floor and door leading to the:

#### Living Room 16'10" x 12'3" (5.14 x 3.74)

Open plan space with laid wooden flooring, featured fireplace with log burner and wooden mantle, TV connection point, radiator, 2 Velux skylight windows and sliding doors out to the rear garden.

#### Dining Room 16'10" x 10'2" (5.14 x 3.11)

With wooden laid flooring and through to:

#### Kitchen 14'3" x 8'6" (4.35 x 2.61)

Fitted both eye and base level storage units with wooden work surfaces over, ceramic sink and mixer tap with drainer, integrated double oven, dishwasher and fridge/freezer, 5 ring gas hob with extractor hood and window to the front aspect.

#### Bedroom 4 19'3" x 8'5" (5.89 x 2.58)

With TV connection point, window to the front aspect, sliding doors out to the rear garden and door through to the:

#### En-Suite 7'6" x 4'11" (2.30 x 1.52)

Comprising three piece suite with low level WC, wash hand sink basin and enclosed shower cubicle.

#### Bathroom 5'7" x 3'3" (1.71 x 1.01)

With low level WC and wash hand sink basin.

#### Bedroom 1 16'2" x 11'5" (4.94 x 3.50)

Double bedroom with TV connection point, fitted wardrobes, radiator, velux window, window to the front aspect and door leading through to the:

#### Ensuite

Comprising three piece bathroom recently fitted with concealed low level WC, wash hand sink

basin with vanity under, tiled enclosed shower cubicle, LED wall mounted mirror, 2 shaver points and obscured window to the rear aspect.

#### Bedroom 2 10'2" x 9'1" (3.11 x 2.78)

With radiator and window to the rear aspect.

#### Bedroom 3 10'0" x 8'6" (3.06 x 2.61)

With built in wardrobe, radiator and window to the front aspect.

#### Bathroom 8'3" x 6'7" (2.53 x 2.02)

Comprising three suite bathroom with low level WC, wash hand sink basin with vanity, panelled bath with shower attachment and glass screen, tiled walls, heated towel rail and obscured window to the front aspect.

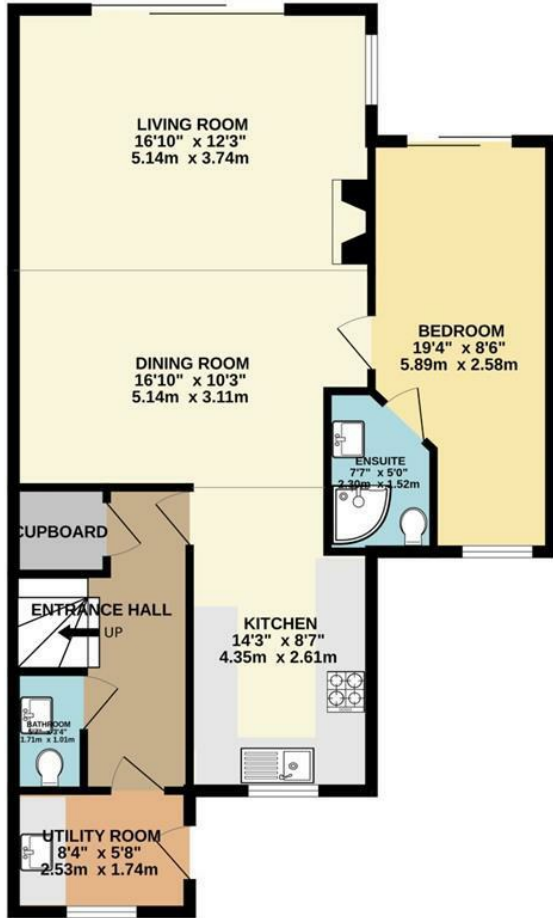
#### Outside - Front

Laid to shingle driveway with raised flower beds containing mature flowers. Outdoor lighting and path up to the front door.

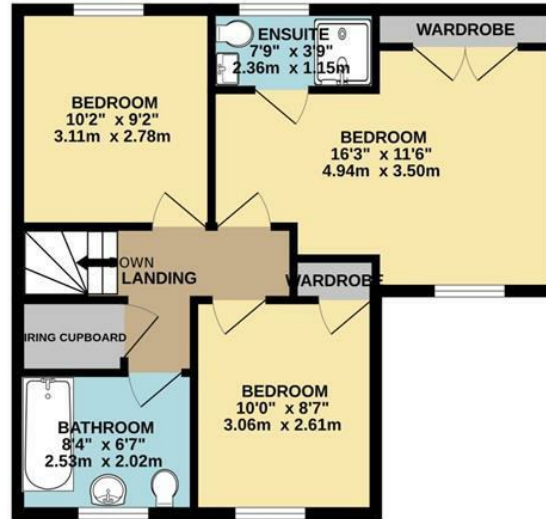
#### Outside - Rear

Fully enclosed partly laid to lawn area boarded with a variety of mature shrubs and flowers. Paved seating area and pathway leading up to the garage shed, outdoor lighting, outdoor tap and side gated access.

**GROUND FLOOR**  
825 sq.ft. (76.6 sq.m.) approx.

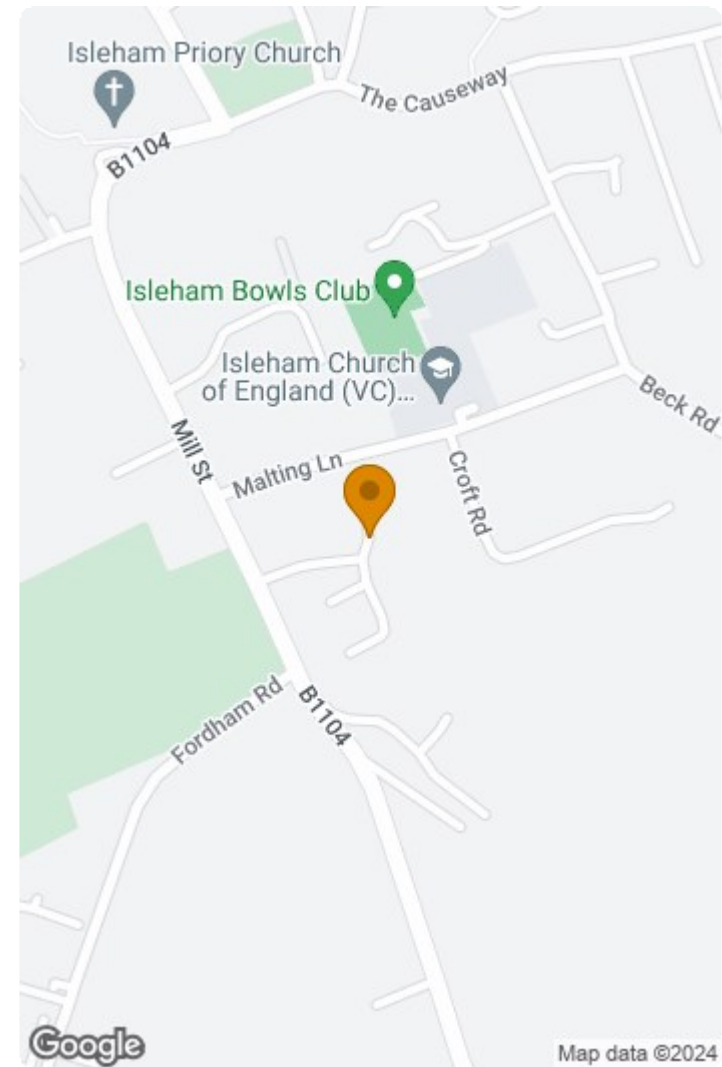


**1ST FLOOR**  
512 sq.ft. (47.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A 92-100 B 81-91 C 69-80 D 54-68 E 39-53 F 29-38 G 1-28 Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions A 1-10 B 11-20 C 21-30 D 31-40 E 41-50 F 51-60 G 61-70 Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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