



The Pits, Isleham

Pocock + Shaw

17 The Pits,
Isleham
Cambridgeshire
CB7 5QS

An individual three-bedroom detached home occupying a delightful plot of approximately 0.25 acres, tucked away at the head of a private road and surrounded by truly exceptional, mature and private gardens. The well-appointed accommodation includes three generous double bedrooms and two versatile reception rooms, together with the added benefit of planning permission for further extension, offering excellent scope to enhance the property further.

Guide Price £450,000



Location ISLEHAM is a historic village approximately 7 miles from Newmarket, 8 miles from Ely and 17 miles from Cambridge. The A14 offers excellent road links, with mainline rail services available from Ely and Newmarket. Local amenities include a Co-op, Post Office, primary school, pre-school, pubs, churches, a community centre, recreation ground, football and cricket pitches, and a multi-use games area, providing an excellent range of facilities.

Accommodation

Entrance hall with a part glazed entrance hall, stairs leading to the first floor, under stair cupboard.

Living room a well proportioned room with a fireplace recess with a wood burning stove, oak wood flooring, pair of French doors leading to the conservatory.

Dining room with wood effect flooring.

Kitchen/dining room a double aspect room with a range of fitted base and wall mounted units, worktops with recessed sink and drainer, integrated oven and grill with 4 burner gas hob, recessed ceiling lighting half glazed door leading to the side garden.

Utility room with fitted wall units, space and plumbing for a washing machine and space for a dryer, wall mounted gas fired combination boiler.

Cloakroom with a handbasin and low level WC, part tiled walls.

Conservatory uPVC double glazed with tiled flooring and a pair of doors leading to the garden.

First floor Landing

Bedroom 1 with a window to the front aspect.

Bedroom 2 with a window to the rear aspect.

Bedroom 3 with a window to the front aspect.

Bedroom 4 with a window to the rear aspect.

Bathroom with a bath with shower attachment, separate tiled shower cubicle, hand basin and low level WC, part tiled walls.

Separate cloakroom with a hand basin and low level WC.

Outside Approached via an unadopted residential road, the property enjoys a discreet position at the far end of the lane. To the front, a generous driveway provides off-road parking for multiple vehicles and is complemented by three timber storage buildings.

A gated side access leads to a beautifully private rear garden, bordered by mature hedging and established shrubs. An elevated decked seating area provides the perfect vantage point to appreciate the exceptional sunken garden beyond. Formerly a chalk pit, this unique outdoor space is rich in character and features an abundance of mature trees, creating a secluded and tranquil setting.

An additional area of garden is currently rented from the Parish Council at an annual charge of £21. It is understood that this arrangement may be available to continue, subject to approval, for a new owner.

Agents' note A part of the driveway used by the the vendors is not registered with Land Registry.

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.

The property is in Isleham conservation area and is in a low flood risk area.

The property has a registered title.

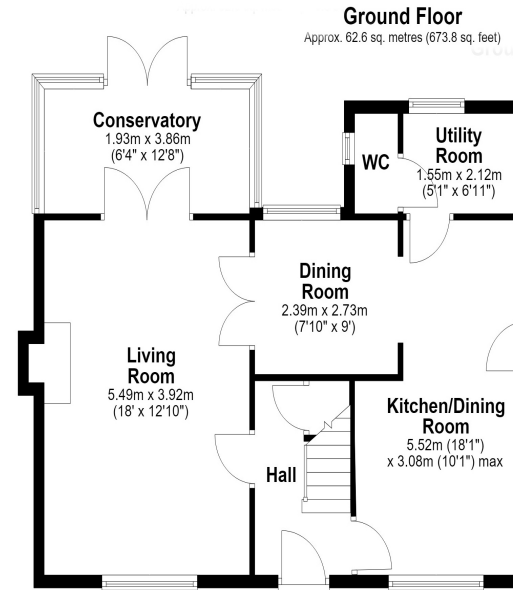
Internet connection, basic: 18Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

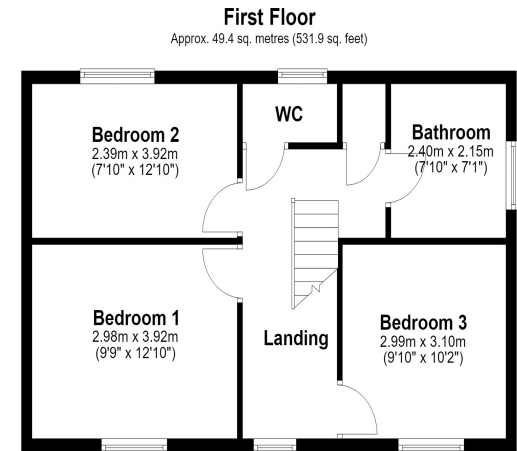
Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 112.0 sq. metres (1205.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

