



The Lily Pad, Fordham Road, Isleham, Cambridgeshire

Pocock + Shaw

The Lily Pad 4 Fordham Road
Isleham
Ely
Cambridgeshire
CB7 5QU

An individual extended detached bungalow standing on a generous plot and offering versatile accommodation, with spacious living and dining rooms, a delightful sun room and four/five-bedrooms. Features include attractive private gardens, ample parking, a garage/workshop, carport and solar panels.

Guide Price £485,000



Location ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

Accommodation

Entrance porch with a pair of glazed doors.

Entrance hall with a glazed door from the porch

Living room a large room with a stylish multi-fuel stove with exposed flue, tiled surround and slate hearth, bay window overlooking the garden.

Kitchen fitted with a range of bespoke Shaker-style base units and drawers, complemented by work surfaces to two sides; inset one-and-a-half bowl enamel sink with mixer tap and tiled splashbacks; space and plumbing for a washing machine, dishwasher and a freestanding fridge/freezer and further space for a range-style cooker.

Dining room with a window overlooking the garden.

Bedroom 1 an attractive room with exposed painted ceiling timbers and a glazed door leading out to the rear garden.

Ensuite shower room with a walk-in shower cubicle, vanity wash basin with mixer tap and low level WC.

Bedroom 2 with a built in wardrobe, feature panelling and a window to the front aspect.

Bedroom 3 with a window overlooking the garden.

Bedroom 4 with fitted wardrobes and feature panelling.

Bathroom fitted with a white suite comprising a bath with shower attachment, vanity wash basin and low-level WC, separate walk-in shower with feature glass blocks, partly tiled walls and tiled flooring; frosted UPVC window to side aspect.

Sun room a delightful dual-aspect room featuring tiled flooring, bi-folding doors opening directly onto the garden, together with additional glazed doors providing access to both the side and rear gardens.

Outside A block-paved driveway provides ample off-road parking and access to the attached garage, with solar panel controls, and adjoining carport.

To the rear is a courtyard with two sheds, greenhouse and log store, together with a lawned garden and fish pond. The gardens continue around the property with a further pond and shingled area.

The private principal garden is broadly triangular, mainly laid to lawn with established shrub and planted borders, plus a brick-paved patio at the far end.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

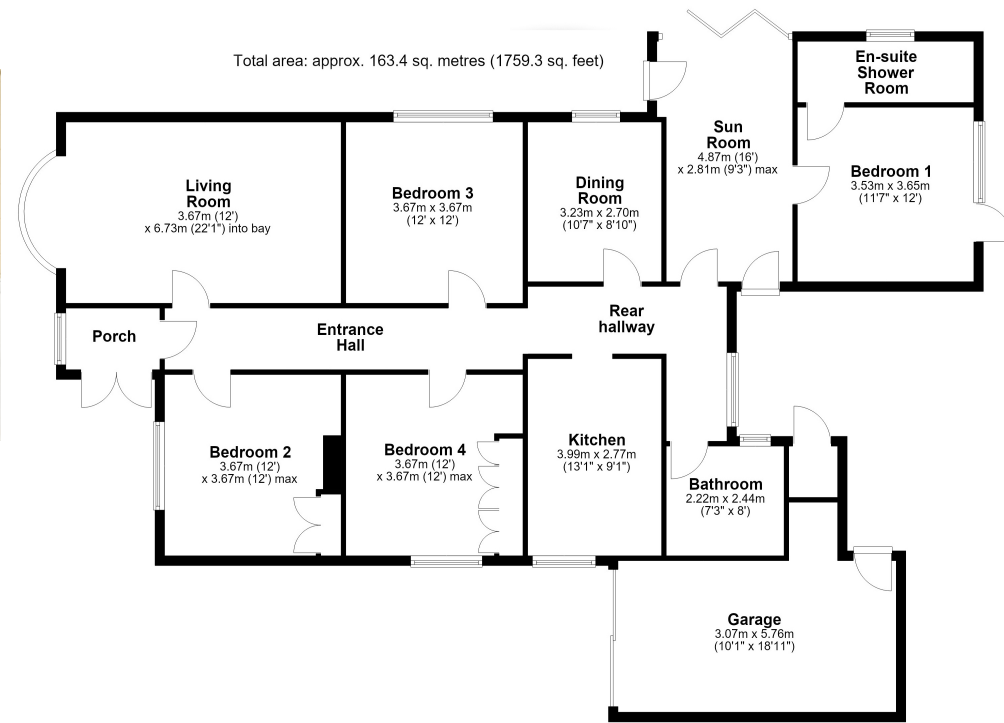
Internet connection, basic: 4Mbps, Superfast 56Mbps, Ultrafast: 1800Mbps.

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

Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





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

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