



Hall Barn Road
Iseham, CB7 5QZ
Guide Price £375,000

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A beautifully presented and thoughtfully reconfigured and updated detached bungalow, located upon a quiet rural road on the fringes of the village.

Accommodation comprising stylish Kitchen & Dining Room, Vaulted Sitting Room with twin Double Doors to the garden. Three good sized Bedrooms, Bathroom, Shower Room and separate Cloakroom. Ample driveway Parking and Garage.

Council Tax C (East Cambs)
EPC (C)

Hallway

Laid wooden style flooring, radiators, storage cupboard and door though to the:

Living Room 21'7" x 10'5" (6.60 x 3.20)

Generous sized living room with exposed beams, laid wooden style flooring, TV connection point, radiator, skylights and two sets of French doors out to the rear garden.

Kitchen/Dining Room 18'8" x 10'2" (5.70 x 3.10)

Modern fitted kitchen with a range of both eye and base level storage units and wooden working tops over, tiled splashback areas, inset sink and drainer with mixer tap, integrated Beko double oven, ceramic hob with extractor hood above, breakfast bar with pendant lighting over. Space and plumbing for fridge/freezer,

dishwasher, washing machine and tumble dryer. Window to the side and rear aspect and side door.

Bedroom 1 13'5" x 11'5" (4.10 x 3.50)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 12'1" x 8'6" (3.70 x 2.60)

Double bedroom with radiator, window and door to the front aspect.

Bedroom 3 9'10" x 8'10" (3.00 x 2.70)

Radiator and window to the side aspect.

WC

Low level WC, wash basin and obscured window to the side aspect.

Bathroom

Comprising of a pedestal wash basin, panelled bath, enclosed

shower cubicle, heated towel rail, tiled walls and obscured window to the side aspect.

Shower Room

Three piece suite comprising of a low level WC, wash basin with vanity under, enclosed shower cubicle and obscured window to the rear aspect.

Outside - Rear

Enclosed rear garden with lawn area, wooden pergola, paved patio, timber garden shed, outdoor lighting and pedestrian gate to the side and rear aspect.

Outside - Front

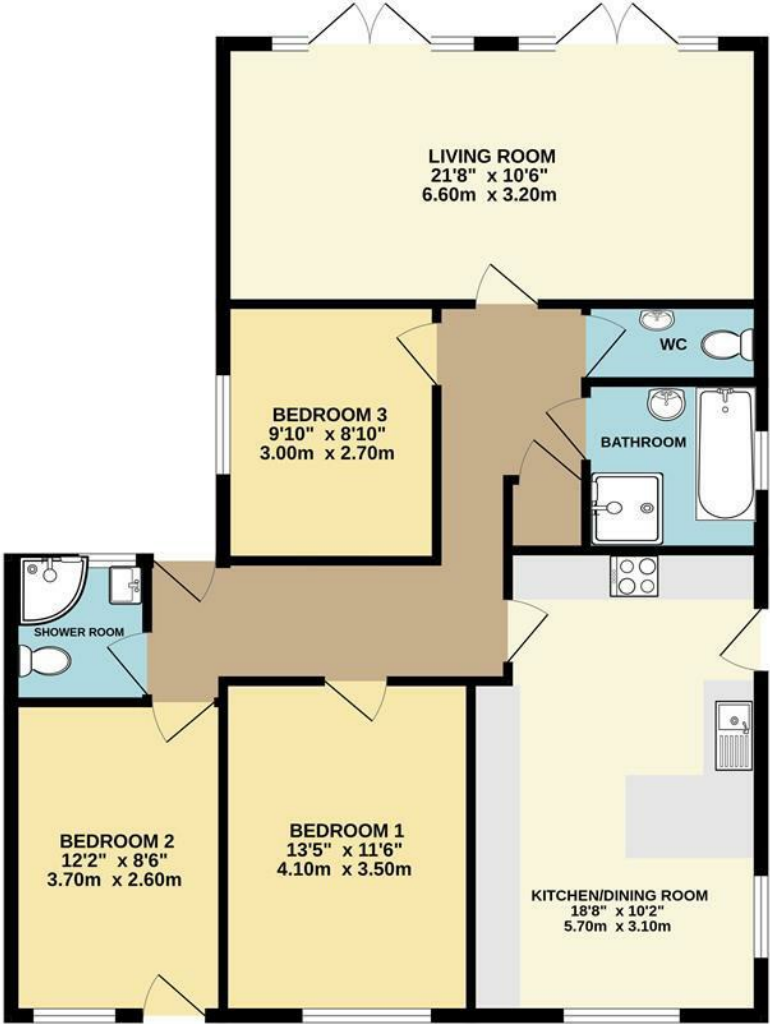
Ample driveway parking and garage.

Garage

With up and over door.

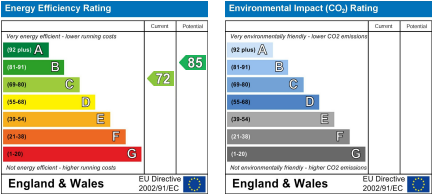
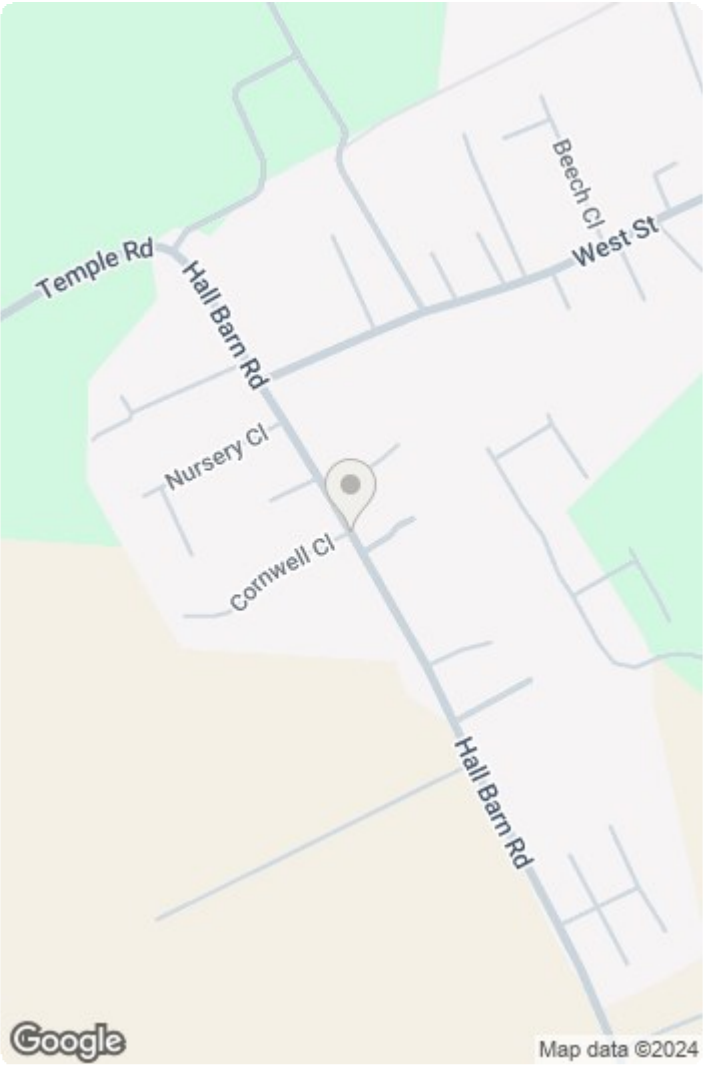


GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

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