

5 Hall Barn Road
Ely, CB7 5RB
Offers In The Region Of £280,000

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5 Hall Barn Road, Ely, CB7 5RB

A well positioned detached bungalow in the popular village of Isleham.

Isleham is a thriving community that offers several shops, pubs and restaurants, a primary school, sports and community centre. The local marina provides a haven for wildlife and countryside walks.

Accommodation is spacious and includes a living room, kitchen, two bedrooms and a bathroom.

Outside, there is a large rear garden that is well stocked with flowers, shrubs and trees. To the front the gated driveway provides parking for multiple vehicles and leads to a detached garage.







Entrance Hall
With doors leading to living room, bedroom 1 and 2, bathroom, storage cupboard and kitchen.

Kitchen 16'3" x 12'9" (4.97m x 3.90m)
Generous kitchen fitted with a range of eye and base level cupboards with work top over. Attractive ceiling fitted with beams. Inset oven with built-in extractor hood over and electric hob. Tiled splash backs. Inset sink and drainer with mixer tap over. Space and plumbing for washing machine. LVT flooring. Window to the rear aspect. Storage cupboard. Door to rear porch.

Living Room 16'3" x 11'9" (4.97m x 3.59m)
Spacious living room with focal electric fire with mantle over. Windows to both the side and front aspect. Door leading to hallway.

Bedroom 1 11'10" x 11'9" (3.61m x 3.59m)
With windows to the front aspect. Built-in double wardrobe. LVT flooring. Door leading to hallway.

Bedroom 2 12'9" x 11'10" (3.90m x 3.61m)
With window to the rear aspect. LVT flooring. Door leading to hallway.

Bathroom 6'7" x 5'6" (2.03m x 1.68m)
Suite comprising WC, built-in hand basin with storage under, paneled bath, tiled to wet areas. Obscured window to the rear aspect. Door leading to hallway.

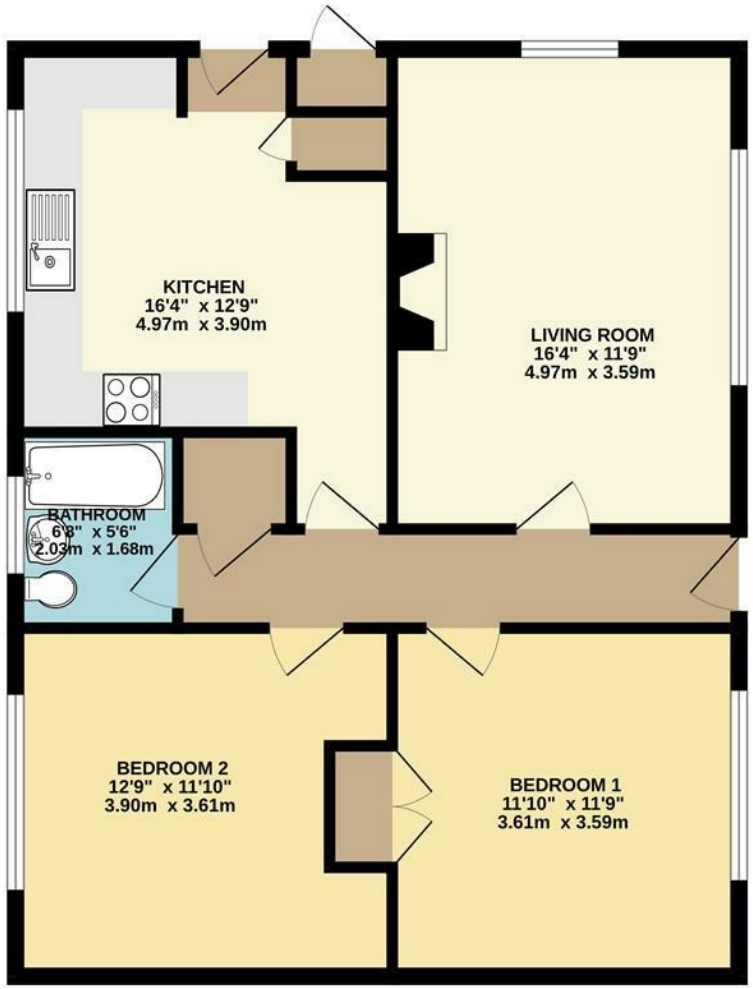
Outside - Front
Extensive graveled driveway allowing for multiple cars, enclosed with double gates and pedestrian gate. Pathway leading to front door. Detached garage to the rear. Gate access to rear garden.

Outside - Rear
Large and enclosed rear garden with some mature trees and a variety of shrubs. Shingled areas. Access gate to driveway.

PROPERTY INFORMATION
EPC- tbc
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 71.3 SQM
Parking – Gated driveway and detached garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric Storage Heaters
Broadband Connected - tbc
Broadband Type – Superfast available, 1000Mbps download, 1000 Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

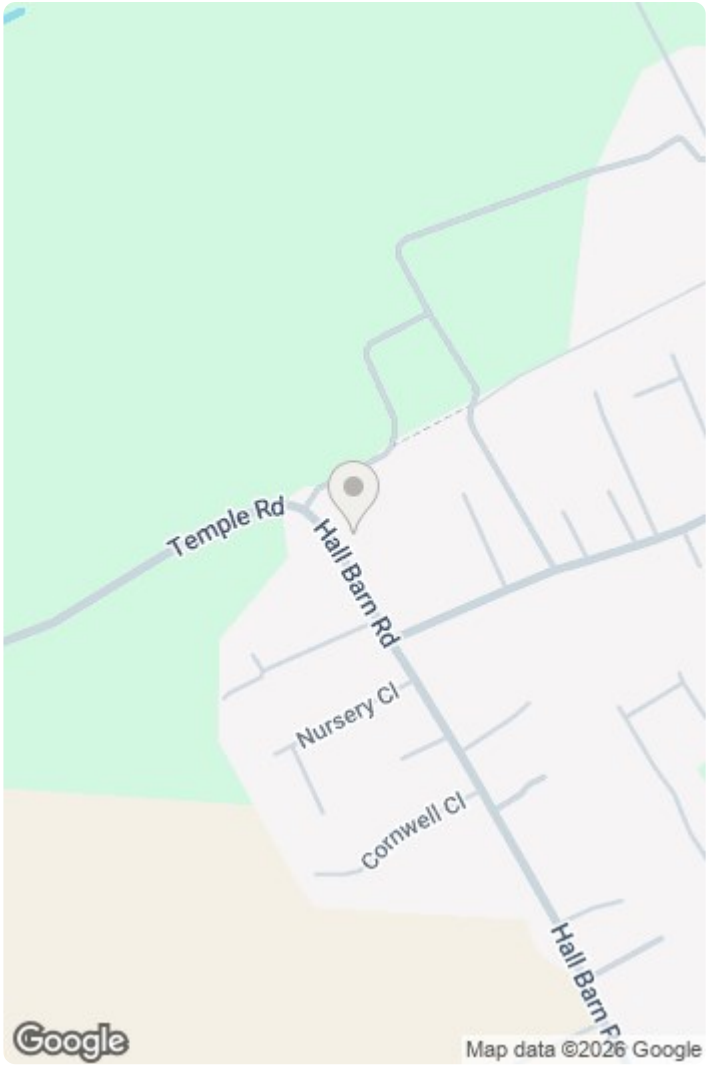
Location
The picturesque village of Isleham boasts amenities to include village store, two public houses, highly regarded restaurant and community / sports centre with superb schooling. Isleham is an attractive and historic village being located 6 miles north of Newmarket, 20 miles north-east of the University City of Cambridge, 10 miles south of Ely and 5 miles west of Mildenhall and is well placed for access to the A14 dual carriageway which inter-connects with many of the region's principal routes.

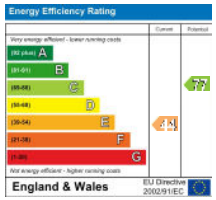
GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.

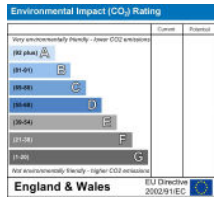


TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.

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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