



Plot 2 (11) Ashfield Gardens., Isleham, Cambs, CB7 5WF

**Plot 2 (11) Ashfield Gardens., Isleham,
Cambs, CB7 5WF**

Detached family home with corner plot

Off Church Lane, at the edge of this thriving, popular, historic village lying in the Southeast corner of Cambridgeshire, adjacent to the Suffolk border. Isleham is about 6 miles Northeast of Newmarket, 8 miles South of Ely, 5 miles West of Mildenhall and 17 miles from Cambridge. Ashfield Gardens was created since 2017 with 2 small developments by local developers of only 4 large, detached houses on each. This third phase of 10 houses will comprise of three 4 bedroom and three 3 bedroom detached homes and four affordable homes.

Plot 2 is a spacious detached house of about 1648 sq ft (153 sq m) with the following accommodation: Entrance Hall. Cloakroom/WC. Lounge. Fitted Kitchen/Dining Room, utility. Landing. 4 Bedrooms. En Suite Shower Room and Family Bathroom. Outside: Front Garden area. Block paved Driveway to Detached Garage. Good sized fenced side/rear Garden.

Predicted Energy Assessment: Band 'B'
Approximate Structural Completion August 2022.

Features

- Detached New Home
- 4 bedrooms, 2 bathrooms
- Fitted Kitchen/Diner
- Integrated appliances
- Drive & Garage
- Underfloor heating - ground floor
- LABC 10-year warranty



Entrance Hall

Stairs to first floor.

Separate WC

White suite of low-level WC and washbasin

Lounge

20'4" x 14'1" (6.22 x 4.3)

Kitchen / dining room

Stylishly fitted kitchen cabinets with a range of work surfaces and integrated appliances. French doors to outside. Understairs cupboard.

First Floor - Landing**Bedroom 1**

14'0" x 11'3" (4.27 x 3.44)

En Suite

Suite of large shower cubicle, low-level WC and washbasin.

Bedroom 2

12'9" x 10'9" (3.9 x 3.28)

Bedroom 3

10'7" x 10'4" (3.25 x 3.16)

Bedroom 4

9'10" x 10'9" (3.01 x 3.28)

Bathroom

Suite of separate shower cubicle, low-level WC, panelled bath and washbasin

Outside

Driveway/parking to Garage. Corner plot gardens with southerly aspect.

Plots 1-3, Ashfield Gardens, Isleham, Cambs.CB7 5WF (Plot 3 handed)



About 153.1 m² ... 1648 ft²

All dimensions / floor plans are approximate and should not be relied upon.



TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambs DC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B	85	85	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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