Balmforth

Estate Agents, Valuers & Letting Agents



15 Kingfisher, Isleham Marina, Ely, Cambridgeshire, CB7 5SL

Asking Price £225,000

Set within the sought-after Riverside Island Marina in Isleham, this charming CHAIN-FREE waterside lodge enjoys an enviable position within a unique marina development of Scandinavian-style chalets, surrounded by tranquil woodland and scenic waterways. The island setting offers a peaceful lifestyle, with a picturesque one-mile circular walk weaving through shaded, tree-lined paths and around calm inlets, creating a truly idyllic environment.

The property itself is well-presented and thoughtfully arranged, featuring a bright and welcoming open-plan kitchen, lounge and dining area that forms the heart of the home. This sociable space is fitted with attractive shaker-style units and benefits from excellent natural light, with sliding glass doors opening directly onto a balcony — an ideal spot for relaxing while taking in views over the marina and surrounding landscape.

There are two well-proportioned bedrooms, both offering extensive built-in storage, making excellent use of the space and providing comfortable accommodation for residents or guests. The modern bathroom is finished with a contemporary white suite, including a bath with shower over and vanity storage, while additional storage is provided by a practical loft/store room accessed via a drop-down ladder.

Externally, the property continues to impress. To the front, a block-paved driveway offers parking for multiple vehicles, bordered by established planting and with gated side access leading to the rear. The south-facing rear garden is a particular highlight, enjoying open views across the river. Designed for both relaxation and entertaining, it features a paved walkway, lawned garden, and a decked seating area positioned beside the private mooring. Steps lead up to the brick-built balcony above, creating a wonderful elevated seating area, with further storage beneath.

This property would suit a wide range of buyers, from boating enthusiasts and weekend retreat seekers to those looking for a unique full-time waterside home.

In more detail the accommodation comprises of:
KITCHEN/LOUNGE/DINER
An open-plan living space fitted with a range of attractive shaker-style wall and base units, incorporating a built-in oven and electric hob, with space provided for a washing machine. The room is light and airy, benefitting from a window to the side aspect and sliding glass doors opening directly onto the balcony and enjoying views over the surrounding waterside setting.

BEDROOM TWO
A well-proportioned bedroom featuring built-in wall-to-wall storage, an additional storage cupboard set within the eaves, and a window to the side aspect.

BEDROOM ONE
A comfortable double bedroom with built-in wall-to-wall storage cupboards and a window overlooking the front aspect.

BATHROOM
Fitted with a modern white suite comprising a bath with glass screen and shower above, wash basin set into a vanity unit, WC, heated towel rail, and a window to the side aspect.

LOFT/STORE ROOM
Accessed via a drop-down ladder, providing useful additional storage space, with windows to the side aspects allowing for natural light.

OUTSIDE
To the front, a block-paved driveway provides parking for multiple vehicles, complemented by established shrubbery along the right-hand boundary. A side gate offers access through to the rear garden.
To the rear, a paved walkway leads to the charming south-facing garden, enjoying open views over the river. The garden is mainly laid to lawn, bordered by a low-level brick wall, with a decked seating area positioned beside the private mooring—perfect for relaxing or entertaining. Steps lead up to the balcony with railings and space for seating, with additional storage located beneath.

Tenure: Freehold
Heating: Electric central heating
Parking: Driveway parking for multiple vehicles
Windows/doors: UPVC double glazing
Service charge: £690 pa

AGENTS NOTE:
1. Although originally constructed as holiday accommodation (not all year round occupation) full residential occupation is now accepted and this lodge has a certificate of lawfulness to support this.
2. Property/Buildings insurance is generally in-line with conventional residential property (please contact the Balmforth office for details).
3. The Marina levies a service charge to cover the maintenance for the whole site (currently £690 per year).
4. Most of the lodges were constructed approximately 35 years ago.
5. Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker
6. Low Flood Risk as although near water the lodges are built approx. 3 ft above ground level and the waterway levels are managed

¦¦Location¦¦

Isleham village has many local amenities these include: - a small Co-op supermarket, village stores, primary school, three public houses and three churches. The nearby towns of Newmarket, Ely and Mildenhall are well served by a larger variety of shopping amenities together with schooling for all age groups and recreational facilities. Isleham village also boasts a sense of community with it's thriving 'Beeches' facility, home to local sports teams, village clubs and monthly farmers market.

¦¦Viewing¦¦

By appointment through
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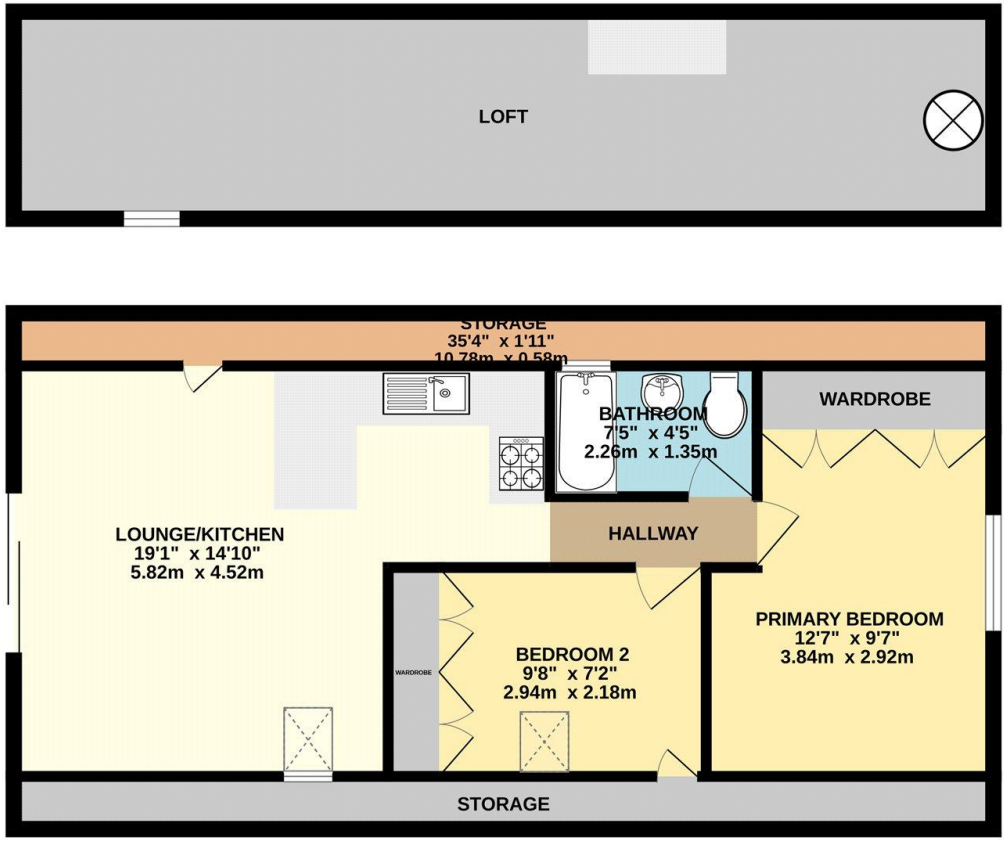




Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.





TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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