Balmforth

Estate Agents, Valuers & Letting Agents



4 Rudlands Close, Isleham, Ely, Cambridgeshire, CB7 5TD

Asking Price £495,000

Situated within a quiet cul-de-sac in the popular village of Isleham, this substantially renovated four-bedroom detached family home offers spacious and well-presented accommodation throughout, complemented by sleek kitchen and bathrooms, new windows and doors, updated heating system, driveway parking and a private, landscaped rear garden.

On the ground floor, the entrance hall provides access to a study, ground-floor WC and the impressive open-plan living and dining room, featuring a panelled feature wall and French doors opening onto the rear terrace and garden. The kitchen is fitted with contemporary cabinetry, quartz worktops and a range of integrated appliances, with access to the convenient side passage. Upstairs, the spacious landing features a vaulted ceiling and leads to four well-proportioned bedrooms, including a principal bedroom with a luxury en suite shower room, alongside a modern family bathroom finished to the same standard.

Outside, the property benefits from a paved driveway providing off-road parking for multiple vehicles and access to the single garage. The rear garden enjoys a good degree of privacy and has been landscaped to provide a generous lawn, planted borders and a substantial paved terrace, creating an ideal space for outdoor dining and entertaining.

In more detail the accommodation comprises of:
ENTRANCE HALL
Entrance hall with stairs rising to the first floor, storage space beneath and doors leading to the ground-floor accommodation.

WC
Fitted with a vanity unit incorporating an inset wash basin and WC, with a window to the side aspect.

STUDY
A versatile room with a window to the front aspect, ideal for use as a home office.

LIVING AND DINING ROOM
Spacious open-plan living and dining room featuring a panelled feature wall, with windows to the front and rear aspects. French doors provide access to the paved terrace and rear garden.

KITCHEN
Fitted with a range of contemporary wall and base cabinetry with quartz worktops over and an inset one-and-a-half bowl sink. Integrated appliances include a double oven, five-ring electric hob with cooker hood above, full-height fridge and separate freezer, and washing machine. Window to the rear aspect and a door providing access to the side passage.

LANDING
Spacious landing featuring a vaulted ceiling and panelled feature wall, with a window to the rear aspect. Airing cupboard housing the pressurised hot-water cylinder with additional storage space.

BEDROOM ONE
Generous double bedroom with a window to the front aspect and access to the en suite shower room.

EN SUITE
Modern suite comprising a walk-in shower with rainfall and handheld shower attachments, vanity unit with inset wash basin, WC and heated towel rail. Vaulted ceiling and high-level window to the rear aspect.

BEDROOM TWO
Double bedroom with a window to the rear aspect.

BEDROOM THREE
Further double bedroom overlooking the rear garden.

BEDROOM FOUR
A versatile fourth bedroom with a window to the side aspect, suitable for use as a bedroom, nursery or home office.

BATHROOM
Modern suite comprising a panelled bath with rainfall and handheld shower attachments over, glass shower screen, vanity unit with inset wash basin, WC and heated towel rail. Vaulted ceiling with high-level windows to the rear aspect.

OUTSIDE
To the front: Paved driveway providing off-road parking for several vehicles and access to the single garage. A lawned area with planted borders sits to the side, with gated access extending along the side of the property.
To the rear: The rear garden enjoys a good degree of privacy and has been landscaped to provide a generous lawn, planted borders and a substantial paved terrace extending across the rear of the property. A further paved area extends along the side of the house.

GARAGE
Single garage with power and lighting.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Gas central heating to radiators
Windows/doors: UPVC Double glazing
Council Tax: Band D - £2,507.16 (2026/2027)
Drainage: Mains

¦¦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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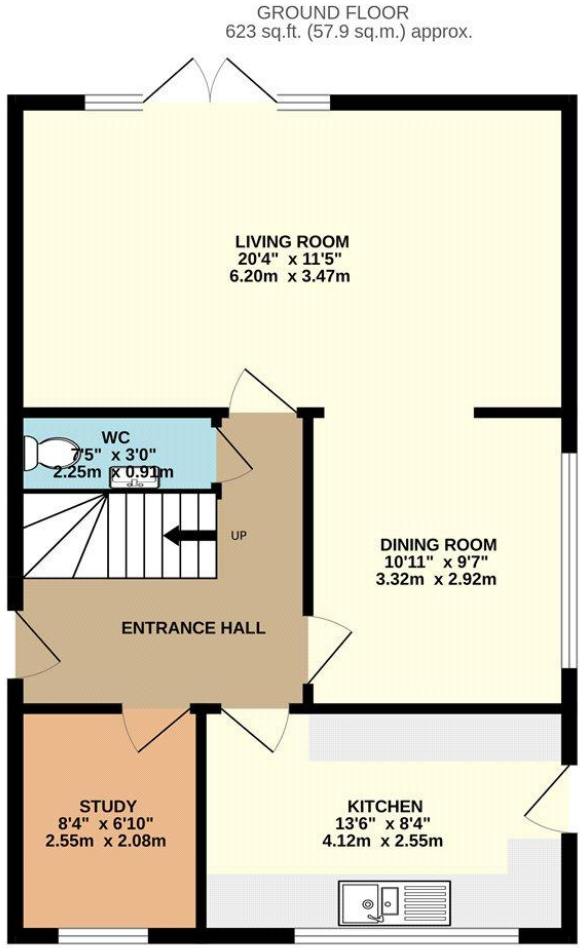


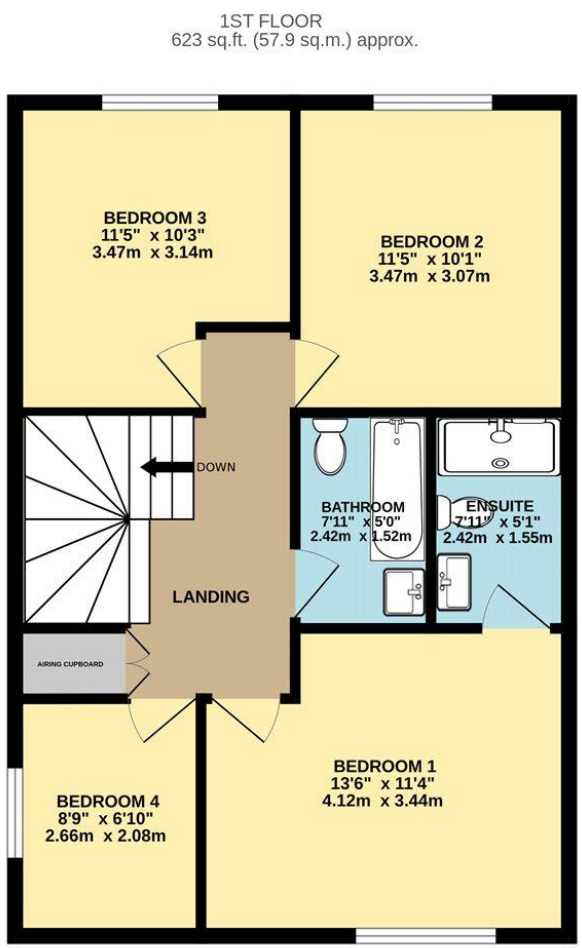




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TOTAL FLOOR AREA : 1246 sq.ft. (115.8 sq.m.) approx.

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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