



44 Fordham Road

Soham, Cambs, CB7 5AH

Guide Price £625,000



Spacious, extended and well-presented 5 bed detached mature property with a large rear garden, situated a short walk from the town centre. The property benefits from gas central heating and double glazing and has accommodation of Hall, Cloakroom, Family Room, Living Room, Kitchen /Dining Room, Utility, 5 bedrooms with two ensembles, bathroom, integral double garage and off-road parking.



Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Entrance Hall

Tiled flooring. UPVC part double-glazed entrance door. Radiator. Coved ceiling with light point. Stairs to first floor. Door to double garage. Door to kitchen. Part glazed door to:

Family Room - 4.22m x 3.71m (13'10" x 12'2")

Double glazed bay window to the front aspect and double-glazed window to the side aspect. Radiator. Picture rails. Coved ceiling with light point. Open fireplace on a brick hearth.

Kitchen/Breakfast Room - 5.51m x 2.74m (18'1" x 9'0")

Vaulted ceiling. Range of units at base and wall level with bamboo work surfaces over. Stainless steel sink with mixer tap. Tiled splash areas. Double glazed window to the rear aspect and Velux double glazed window. Tiled flooring. Coved ceiling with spotlights. Larder cupboard with fuse box and electric meter. Three radiators. Door to utility room. Two Bosch electric ovens. Bosch 5 ring electric hob over. Bosch stainless steel and glass extractor over. Integrated dishwasher. TV point. Cupboard housing Vaillant gas fired boiler serving central heating and hot water. Integrated Siemens wine cooler/fridge. Integrated 60/40 fridge freezer.

Utility Room - 2.77m x 1.85m (9'1" x 6'1")

Tiled flooring. Double glazed window and door to the side aspect. Work surface with stainless steel sink with mixer tap. Space under work surface for tumble dryer and plumbing for automatic washing machine. Tall standing cupboard with shelving. Coved ceiling with spotlights. Radiator. Extractor.



WC - 1.78m x 0.84m (5'10" x 2'9")

Wash basin. Low level WC. Tiled flooring. Double glazed window to the side aspect. Extractor. Coved ceiling with spotlights.

Dining Area. - 3.71m x 3.07m (12'2" x 10'1")

Double glazed patio doors and side windows to the rear garden. Tiled flooring. Radiator. Spotlights. Vaulted ceiling.

Living Room - 5.64m x 3.78m (18'6" x 12'5")

Two double glazed windows to the rear aspect. Double glazed French doors to the garden. Wood flooring. Underfloor heating via wall controller. TV and telephone points. Coved ceiling with spotlights.

Landing

Split level landing with two accesses to loft space, ceiling light point and central heating thermostat. Airing cupboard with hot water tank and shelving.

Bedroom 1 - 5.66m x 3.35m (18'7" x 11'0")

Two double glazed windows to the rear aspect and double-glazed French doors with Juliette balcony overlooking rear garden. Coved ceiling with spotlights. Two radiators. Built-in wardrobe. Door to:

Ensuite - 2.18m x 1.88m (7'2" x 6'2")

Walk-in shower cubicle. Low level WC. Wash basin in vanity unit with cupboards under. Tiled splash area. Heated towel rail. Extractor fan. Spotlights to ceiling.

Bedroom 2 - 3.71m x 2.97m (12'2" x 9'9")

Double glazed window to the front aspect. Built-in wardrobe. Coved ceiling with spotlights. Door to:

Ensuite - 2.13m x 1.83m (7'0" x 6'0")

Corner shower cubicle. Wash basin in vanity unit with cupboards under. Low level WC. Tiled splash areas. Extractor fan. Heated towel rail. Spotlights to ceiling.



Bedroom 3 - 3.71m x 3.48m (12'2" x 11'5")

Double glazed windows to the rear and side aspects. Radiator. Picture rail. Coved ceiling with light point. Built-in cupboards with shelving.

Bedroom 4 - 3.61m x 3.48m (11'10" x 11'5")
Double glazed windows to the front and side aspects.
Radiator. Picture rail. Coved ceiling with light point.

Bedroom 5/Study. - 2.31m x 2.13m (7'7" x 7'0")
Double glazed window to the front aspect. Radiator.
Picture rail. Coved ceiling with light point.

Bathroom - 2.51m x 2.06m (8'3" x 6'9")
Double glazed window to the rear aspect. Panelled
bath with mixer tap, shower attachment and screen
over. Heated towel rail. Low level WC. Wash basin in
vanity unit with cupboards under. Tiled splash areas.
Spotlights to ceiling. Corner cupboard with shelving.

Outside

The frontage is laid to block paved hardstanding
providing off road parking for several vehicles. There
is an Integral double garage measuring
approximately 18'11" x 17'11" with power and light
and two roller doors. Double timber gates give
vehicle access to the side of the property with further
parking available and this leads through to the rear
garden.

The large rear garden is laid mainly to lawn with
mature trees and flower/shrub borders. There is a
large raised timber deck area and large patio. To the
rear is a timber shed and an area with raised
vegetable beds.



Panoramic Photo



AWAITING EPC

Property Information.

Local Council is East Cambridgeshire District Council
Council Tax Band is D

The vendor informs us there are no restrictive covenants, easements, wayleaves or rights of way.

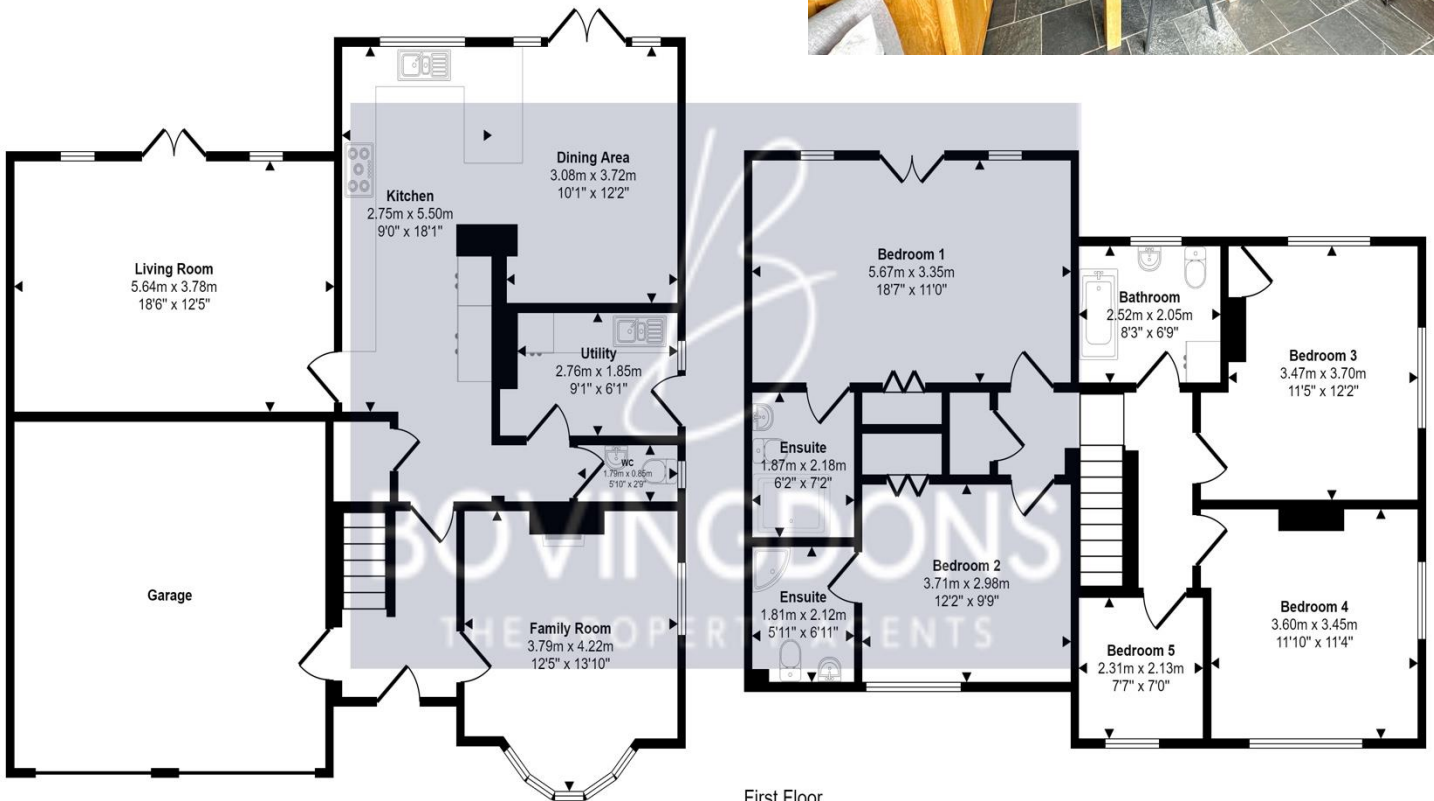
Flood risk is low.

Estimated Broadband Speeds - Standard 16 mbps, Superfast 98 mbps, Ultrafast 1000 mbps.

All main's services are connected.



Approx Gross Internal Area
205 sq m / 2202 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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