



34 Aspen Way

Soham, Ely, Cambs, CB7 5ZQ

Guide Price £475,000



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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, M&S Local 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.

Description

Well-presented 5 bed, 3 storey detached family home, in this sought after cul-de-sac location. The property benefits from double glazing, dual zone gas fired central heating, refitted kitchen with integrated appliances, WC, two en-suites, bathroom, shower room, dual aspect living room, single garage and parking. Viewing recommended

Entrance Hall

Stairs to first floor. Understairs storage cupboard. Radiator. Central heating thermostat. Mains wired fire alarm. Coved ceiling with two light points. Door to kitchen. Door to living room. Door to WC.

WC - 1.45m x 1.02m (4'9" x 3'4")

Low level WC. Pedestal wash basin. Radiator. Coved ceiling with spotlights. Double glazed window to the side aspect.

Living Room - 6.63m x 3.28m (21'9" x 10'9")

Double glazed window to the front aspect and double-glazed patio doors onto the rear garden. Two radiators. TV point. Coved ceiling with two light points.

Kitchen/Diner - 6.63m x 3.86m (21'9" x 12'8")

Refitted with a range of units at base and wall level with worksurfaces over. Tiled splash areas. One and a half bowl sink with mixer tap. Integrated double oven. Space for American style fridge/freezer. 4-Ring gas hob. Integrated dishwasher. Integrated washing machine. Cupboard housing Glowworm Gas fired boiler serving central heating and hot water. Ceiling light point and spotlights. Two double glazed windows to the side aspect and double-glazed window to the front aspect.

Landing

Radiator, Coved ceiling with light point. Mains wired fire alarm. Stairs to the second floor. Cupboard housing large hot water tank. Built-in cupboard with shelving.

Bedroom 1 - 4.04m x 3.05m (13'3" x 10'0")

Double glazed windows to the front and side aspects. Built-in double wardrobe. Radiator. Coved ceiling with light point. Door to:

Ensuite - 1.98m x 1.78m (6'6" x 5'10")

Pedestal Wash Basin. Low level WC. Double glazed window to the side aspect. Radiator. Tiled splash areas. Shower Cubicle. Coved ceiling with spotlights.

Bedroom 2 - 4.04m x 3.18m (13'3" x 10'5")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Door to:

Ensuite 2 - 1.88m x 1.45m (6'2" x 4'9")

Corner shower cubicle. Pedestal wash basin. Low level WC. Double glazed window to the side aspect. Radiator. Tiled splash areas. Coved ceiling with spots.

Bedroom 5/Study - 2.62m x 2.29m (8'7" x 7'6")

Double glazed window to the side aspect. Built-in double wardrobe. Radiator. Coved ceiling with light point.

Bathroom - 2.26m x 1.65m (7'5" x 5'5")

Double glazed window to the rear aspect. 'P' shaped panelled bath with mixer tap, shower and shower screen over. Pedestal wash basin with mixer tap. Low level WC. Radiator. Tiled splash areas. Coved ceiling with spotlights.

2nd Floor Landing

Access to boarded loft space. Coved ceiling with light point.

Bedroom 3 - 4.52m x 3.2m (14'10" x 10'6")

Double glazed window to the front aspect. Coved ceiling with light point. Radiator. Central heating thermostat.

Bedroom 4 - 4.52m x 3.02m (14'10" x 9'11")

Double glazed windows to the front and side aspects. Radiator. Coved ceiling with light point. Built-in eaves storage cupboard

Shower Room - 2.77m x 1.68m (9'1" x 5'6")

Shower cubicle. Coved ceiling with spotlights. Velux Double glazed window to the rear aspect. Pedestal wash basin. Low level WC. Radiator.

Outside

Neat front and side garden laid to lawn with flower and shrub borders. Path to entrance door. Driveway to detached single garage with up and over door, power and light. The enclosed rear garden has a small patio and an area laid to lawn, raised flower/shrub beds and a personal gate to the driveway.

Property Information

Local Council is East Cambridgeshire District Council Council Tax Band is E.

Energy Performance Rating is C (79).

Property is Freehold

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

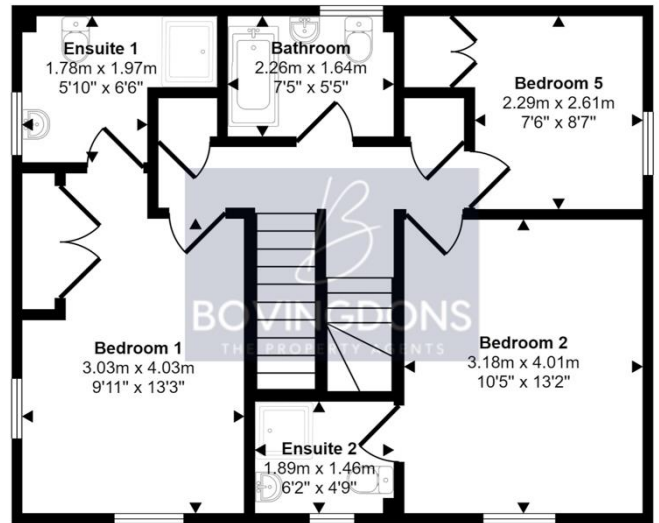
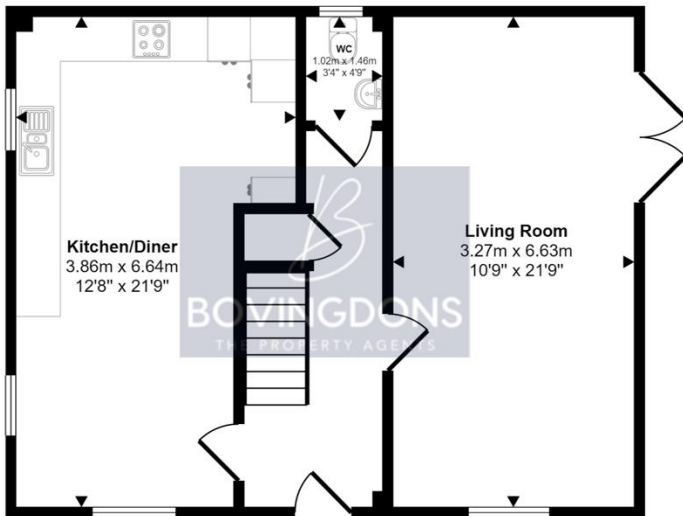
All main utilities are connected. - Dual Zone heating.





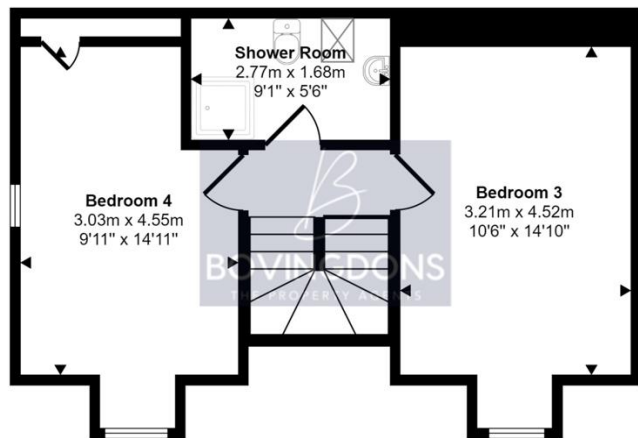
Floor Plan

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.



Ground Floor
Approx 56 sq m / 602 sq ft

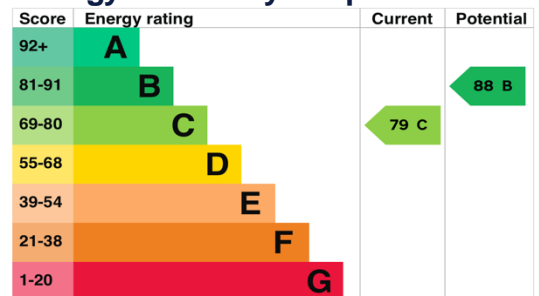
First Floor
Approx 57 sq m / 614 sq ft



Second Floor
Approx 42 sq m / 456 sq ft



Energy Efficiency Graph



Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.