



**Mostyn, Berrycroft,**  
Soham, Ely, Cambs, CB7 5BL

**Guide Price £350,000**





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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 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

Spacious, non-estate 4-bedroom detached bungalow which benefits from double glazing, gas central heating, WC, Utility Room, single garage with driveway for 3-4 vehicles, 2 reception rooms, kitchen with some appliances and a family bathroom. The property also benefits from no onward chain and viewing is recommended.

## Hallway

Part double glazed entrance door and side panel from the entrance porch. Telephone point. Radiator. Coved ceiling with three light points. Dimmer switch. Access to loft space. Single storage cupboard with shelving. Double doors to airing cupboard with hot water tank and shelving.

## Living Room - 5.05m x 3.94m (16'7" x 12'11")

Double glazed half-bow window to the front aspect. Double glazed patio doors to the side aspect. Two radiators. Three wall light points. Gas fire set on a stone hearth with stone surround. Two TV points. Door to hallway.

## Dining Room - 3.28m x 2.79m (10'9" x 9'2")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Central heating thermostat. TV Point. Door to kitchen. Multi-paned double doors to Living Room.

## Kitchen - 3.56m x 2.34m (11'8" x 7'8")

Double glazed window to the side aspect. Range of units at base and wall level with roll-top work surfaces over. Stainless steel sink with mixer tap. Radiator. Tiled splash areas. Coved ceiling with fluorescent strip light. Telephone point. Bellway integrated double ovens. 4-Ring gas hob. Space for appliances under worktop. Door to:

## Utility Room - 2.34m x 1.83m (7'8" x 6'0")

Double glazed door and window to the side aspect. Stainless steel sink with cupboards under. Tiled splash areas. Work surface with space and plumbing under for automatic washing machine. Wall mounted Vaillant gas fired boiler serving central heating and hot water. Door to:

## WC - 1.45m x 1.07m (4'9" x 3'6")

Double glazed window to the side aspect. Low level WC. Wall hung wash basin. Radiator. Coved ceiling with light point.

**Bedroom 1** - 3.61m x 3.51m (11'10" x 11'6")

Double glazed window to the rear aspect. Coved ceiling with light point. Radiator. Built-in wardrobes with drawers and over bed cupboards as seen.

**Bedroom 2** - 4.52m x 3.28m (14'10" x 10'9")

Double glazed window to the side aspect. Radiator. Telephone point. Two wall light points. TV Point. Coved ceiling with light point.

**Bedroom 3** - 3.3m x 2.29m (10'10" x 7'6")

Double glazed window to the side aspect. Radiator. Coved ceiling with light point.

**Bedroom 4/Study** - 2.79m x 2.44m (9'2" x 8'0")

Double glazed window to the side aspect. Telephone point. Radiator. Coved ceiling with light point.

**Bathroom** - 2.36m x 2.31m (7'9" x 7'7")

Double glazed window to the side aspect. Panelled bath. Low level WC. Pedestal wash basin. Fully tiled walls. Shaver socket and light. Extractor fan. Separate tiled shower cubicle. Radiator. Ceiling light point.

**Outside**

The frontage has a concrete drive and turning area providing off road parking for 3-4 vehicles, leading to a single garage with up and over door and door to rear garden. There is an area of lawn with mature hedging to the boundary and flower/shrub bedding. A wrought iron gate leads to the side and rear gardens and the main entrance door.

The rear garden is enclosed with mature confer hedging and is laid mainly to lawn. The garden extends to the rear and has a personal door into the rear of the garage.

**Property Information.**

Local Council is East Cambridgeshire District Council

Council Tax Band is D.

The property is Freehold with title number CB110960 - built circa 1990.

Flood risk is very low, and the property is not in a Conservation Area.

All main's services are connected.

The seller is not aware of any Restrictive Covenants, Wayleaves or Rights of Way.

Estimated broadband speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800mbps.

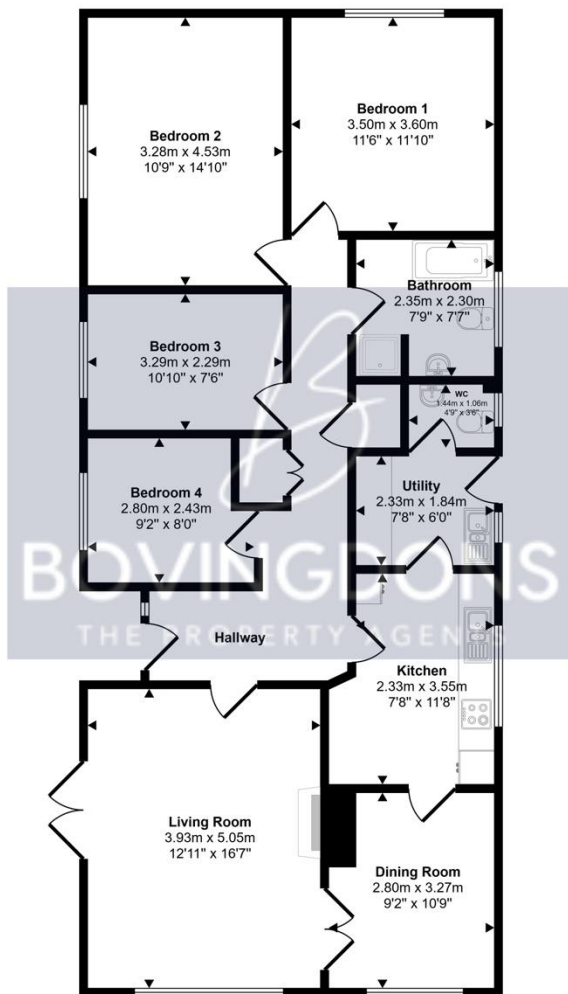






## Floor Plan

Approx Gross Internal Area  
111 sq m / 1197 sq ft



Floorplan

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.



## Viewing

Please contact our Soham Office on 01353 725723 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		