



5 Clarks Drove

Soham, Ely, Cambs, CB7 5DW

Guide Price £415,000



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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

Well presented, non-estate, 4 bedroom detached house which benefits from double glazing, gas fired central heating, detached single garage, newly fitted front door, back door & French Doors, WC, kitchen and utility room with refitted granite worksurfaces and sinks,, study, two ensuites, dining room with French doors to a private rear garden and two outbuildings with light and power.

Hallway

Stairs to first floor landing. Radiator. Tiled floor. Coved ceiling with 2 light points. Understairs storage cupboards.

WC - 1.96m x 1.14m (6'5" x 3'8")

Double glazed window to the side aspect. Tiled floor. Low level WC. Radiator. Pedestal wash basin. Shelving and display niches. Coved ceiling and light point.

Living Room - 5.38m x 3.91m (17'8" x 12'10")

Double glazed windows to the front and side aspects. TV point. Two radiators. Coved ceiling with two light points. Central heating thermostat. French glazed double doors to the Dining Room.

Dining Room - 3.81m x 3.3m (12'6" x 10'10")

Newly fitted double glazed patio doors to the rear garden. Coved ceiling with light point. Radiator. Door to Kitchen.

Study/Cloakroom - 2.64m x 1.96m (8'8" x 6'5")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Fitted cupboards.

Kitchen - 3.66m x 3.3m (12'0" x 10'10")

Range of units at base and wall level with newly fitted granite work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Space and plumbing for dish washer. Space for upright fridge/freezer. Tiled splash areas. Coved ceiling with spotlights. Built-in Neff double ovens and Neff 5-ring gas hob with extractor over. Radiator. Tiled flooring.

Utility Room - 3.3m x 1.57m (10'10" x 5'2")

Double glazed window to the side aspect. Part double glazed door to the rear garden. Radiator. tiled flooring. Newly fitted granite work surface with cupboards under and space & plumbing for automatic washing machine & Tumble dryer.. Tiled splash areas. Newly fitted sink with mixer tap. Fluorescent strip light. Coved ceiling. Cupboard to corner housing Baxi gas fired boiler serving central heating and hot water.

Landing

Access to loft space. Coved ceiling with light point.

Bedroom 1 - 4.19m x 3.28m (13'9" x 10'9")

Double glazed windows to the rear and side aspect. Radiator. Coved ceiling with light point and fan. TV and telephone points. Built-in double and single wardrobes. Door to:

Ensuite - 2.41m x 1.17m (7'11" x 3'10")

Coved ceiling with spotlights. Extractor fan. Double glazed window to the rear aspect. Low level WC. Wash basin in vanity unit with cupboards under. Tiled shower cubicle. Tiled splash areas. Shaver socket with light.

Bedroom 2 - 4.09m x 2.92m (13'5" x 9'7")

Double glazed window to the front aspect. Coved ceiling with light point. Built-in double wardrobe. Built-in over stairs bulkhead cupboard. Radiator. Door to:

Ensuite - 2.92m x 1.17m (9'7" x 3'10")

Coved ceiling with spotlights. Low level WC. Radiator. Wash basin in vanity unit with cupboards under. Tiled shower cubicle.

Bedroom 3 - 3.71m x 2.92m (12'2" x 9'7")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in double wardrobe. Built-in over-stairs bulkhead cupboard. Access to loft space.

Bedroom 4 - 3.51m x 2.29m (11'6" x 7'6")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Built-in storage cupboard with shelving.

Bathroom - 2.41m x 2.21m (7'11" x 7'3")

Panelled bath with mixer tap. Low level WC. Pedestal wash basin. Fully tiled walls. Radiator. Double glazed window to the rear aspect. Shower cubicle (currently used as shelved storage). Shaver socket & light.

Outside

The frontage has been recently landscaped with resin bonded shingle which extends to the driveway to the side of the property which provides off road parking and leads to the detached single garage, which has an electric door. Gas and electric meter cupboards. Outside tap. Personal gate from the driveway to the rear garden.

The rear garden has a newly paved patio area with outside lighting, artificial lawn area. Large garden workshop shed (12' x 10') with light and power, plus external plug sockets. Further brick-built storage area with power and light to the rear of the garage. Raised timber decking with covered pergola. Mature fruit trees. Timber fencing to boundary.

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.

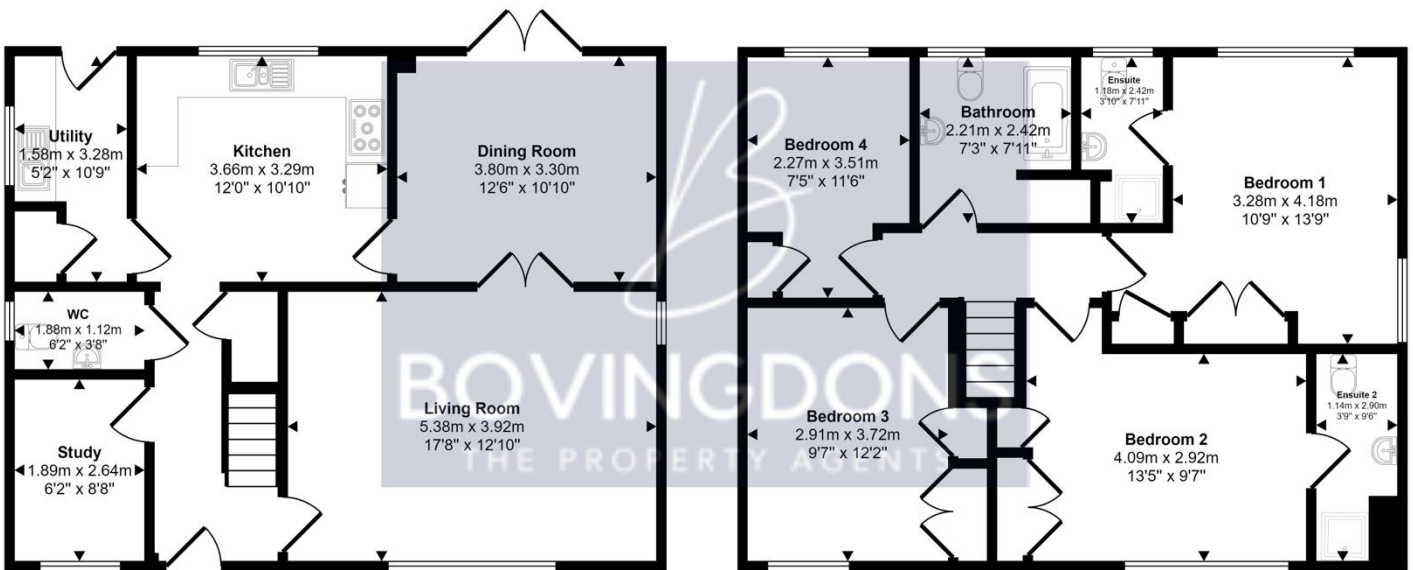
Estimated Broadband speeds: Standard 9 mbps, Superfast 80 mbps, Ultrafast 1000 mbps.





Floor Plan

Approx Gross Internal Area
138 sq m / 1481 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.



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.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		