



17a Holmes Lane

Soham, Cambs CB7 5JP

Offers over £625,000



Superb, recently constructed 4-bedroom, 4 bath detached house, built by the current occupiers, which benefits from triple glazing, Air Sourced underfloor Heating, rainwater harvester, 2 ensuite's, open plan living accommodation, office/guest suite over double garage, secure gated entrance, heat recovery system and a non-estate location. Viewing is highly recommended.



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 highly-rated Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive away

Description

Superb, recently constructed 4 bedroom, 4 bath detached house, built by the current occupiers, which benefits from Triple Glazing, Air Sourced underfloor Heating, rainwater harvester, 2 ensuite's, open plan living accommodation, office/guest suite over double garage, secure gated entrance, heat recovery system and a non-estate location.

Entrance Hall

Part triple glazed entrance door. Feature Oak staircase to the first floor. Understairs storage cupboards. Vaulted ceiling. Fired Earth tiled flooring. Ceiling spotlights. Mains wired fire alarm.

Living Area - 4.93m x 3.33m (16'2" x 10'11")

Open plan living area with underfloor heating control. Triple glazed window to the front aspect. Tiled flooring. Dimmer switch. Spotlights to ceiling. Open to:

Kitchen/Dining - 6.5m x 3.53m (21'4" x 11'7")

Range of units at base and wall level with work surfaces over. One and a half bowl sink with hot water mixer tap, filtered water and separate rinser tap. Integrated Miele Oven, Steamer and Warmer drawer. Space for American style fridge/freezer. Breakfast bar with work surface over and Elica 4 ring hob with integrated recirculating downdraught vent extractor. Curved drawers under. Integrated dishwasher. Triple glazed window to the rear aspect and Triple glazed patio doors to the rear garden. Ceiling light point and spotlights. Door to:

Utility Room - 2.03m x 1.98m (6'8" x 6'6")

Part triple glazed door to the rear garden. Triple glazed window to the rear aspect. Work surface incorporating a sink with mixer tap. Built-in storage cupboard. Plumbing for automatic washing machine. Underfloor heating control. Spotlights to ceiling. Pocket door to Shower Room.





Shower Room - 1.98m x 1.12m (6'6" x 3'8")

Low level WC. Wash basin on vanity unit with mixer tap. Tiled shower cubicle. Ceiling light point.

Bedroom 3 - 4.72m x 3.35m (15'6" x 11'0")

Triple glazed window to the rear aspect. Tiled flooring. Spotlights to ceiling. Underfloor heating control.

Bedroom 4 - 4.34m x 3.35m (14'3" x 11'0")

Triple glazed window to the front aspect. Tiled flooring. Spotlights to ceiling. Underfloor heating control.

Bathroom - 3.15m x 2.21m (10'4" x 7'3")

Tiled flooring. Spotlights to ceiling. Wash basin on vanity unit with drawers under. Tiled splash areas. low level WC. heated towel rail. Walk-in shower cubicle with rainfall shower head. Triple glazed window to the front aspect. Laundry cupboard with plumbing for automatic washing machine, space for dryer and linen cupboard.

Landing

Glass balcony overlooking hallway. Built-in double door cupboard with manifold for first floor underfloor heating system Wall mounted Vent Axia heat recovery system.

Bedroom 1 - 5.87m x 5.49m (19'3" x 18'0")

Triple glazed windows to the rear and side aspects. Window seating with cupboard under. Dressing area. Wall light point and ceiling spotlights. Underfloor heating control. Wood floor. Door to:

Ensuite - 2.79m x 2.49m (9'2" x 8'2")

Feature bath with mixer tap and LED lighting. Low level WC. Tiled shower cubicle with rainfall shower head. Tiled floor. Wash basin on vanity unit with mixer tap. Spotlights to ceiling. Heated towel rail. Display niches.

Bedroom 2 - 5.41m x 3.4m (17'9" x 11'2")

Wooden flooring. Triple glazed window to the rear aspect. Underfloor heating control. Cupboard housing hot water tank and Joules hot water system. Linen cupboard. Two wall light points. Door to:

Ensuite - 2.54m x 1.37m (8'4" x 4'6")

Walk-in fully tiled shower cubicle with rainfall shower head. Heated towel rail. Wash basin on vanity unit with mixer tap. Low level WC. Velux skylight window to the rear aspect. Underfloor heating control.



Office/ Guest Room - 5.64m x 3.51m (18'6" x 11'6")

Located via a staircase over the double garage. Vaulted ceiling. Three ceiling light points. Door to:

Ensuite - 2.36m x 1.12m (7'9" x 3'8")

Low level WC. Wash basin with mixer tap and cupboard under. Curved corner shower cubicle with Triton Electric shower. Extractor fan. Ceiling light point.

Outside

Double, electrically operated wooden gates lead into a shingle driveway/parking area and to the detached double garage with accommodation above and water tap. There is an EV charging point. Samsung Air Source Heat Pump. Outside lighting. Personal gate to the side leading to the rear garden.

The enclosed and landscaped rear garden has a patio, area of lawn, timber shed, flower and shrub borders, power points and an outside tap.

Property Information.

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

Zoned Underfloor heating from Air Source Heat Pump to both floors

500 Litre Rainwater Harvester serves washing machines, toilets and outside tap.

The Property is Freehold with title reference CB474419

Flood risk is very low.

Mains water, drainage and electricity are connected.

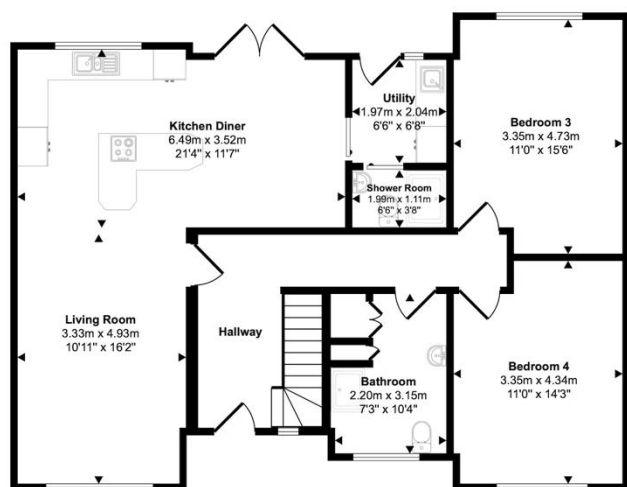
Triple glazed windows - Fired Earth tiles throughout.

Wheelchair friendly design

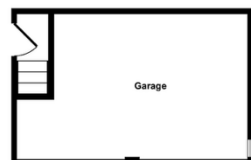
Estimated Broadband Speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800mbps

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

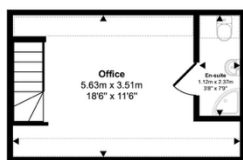
Approx Gross Internal Area
206 sq m / 2217 sq ft



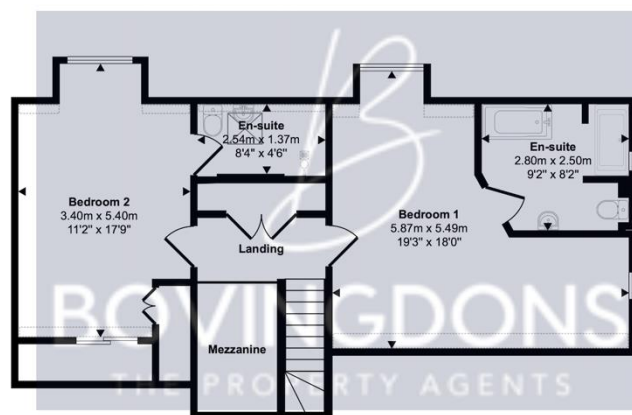
Ground Floor
Approx 100 sq m / 1078 sq ft



Garage Ground Floor
Approx 20 sq m / 217 sq ft



Garage First Floor
Approx 20 sq m / 211 sq ft



First Floor
Approx 66 sq m / 711 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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