



## 8 Snowberry Way

Soham, Ely, Cambs, CB7 5YZ

**Guide Price £440,000**





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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 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 via the A11.

## Description

Well presented, extended and spacious 4-bed detached family home, situated in a quiet cul-de-sac location on the northern outskirts of this popular town. The property benefits from gas central heating, double glazing, ensuite, WC, double garage and driveway and is presented in good decorative order.

## Entrance Lobby

Part double glazed entrance door. Stairs to first floor. Coved ceiling with spotlight. Door to:

**Living Room** - 6.45m x 6.38m (21'2" x 20'11"max)

Two double glazed windows to the front aspect. Double glazed sliding patio doors to the rear garden. Two radiators.

Telephone and TV points. Understairs storage cupboard. Door to:

**Dining Room** - 3.51m x 2.54m (11'6" x 8'4")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Arched opening to:

**Kitchen** - 3.63m x 3.1m (11'11" x 10'2")

Fitted with a range of units at base and wall level with roll-top work surfaces and a one and a half bowl sink with mixer tap. Integrated fridge freezer. Integrated dishwasher.

Integrated washing machine. AEG electric oven with 4-burner gas hob over and stainless-steel extractor above. Tiled splash areas and floor. Radiator. Double glazed window to the front aspect. Door to:

**Rear Lobby** - 1.8m x 0.81m (5'11" x 2'8")

Wall mounted Worcester gas fired boiler serving central heating and hot water. Part double glazed door to the rear garden. Tiled flooring. Coved ceiling with light point. Door to:

**WC** - 1.8m x 0.81m (5'11" x 2'8")

Double glazed window to the rear aspect. Wash basin Low level WC. Extractor. Half tiled walls and tiled floor. Coved ceiling with light point.

## Landing

Coved ceiling with light point. Built-in Airing cupboard with hot water tank and shelving.

## Bedroom 1 - 3.61m x 3.56m (11'10" x 11'8")

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

## Bedroom 2 - 3.91m x 3.63m (12'10" x 11'11")

Double glazed windows to the front and rear aspects. Radiator. TV point. Access to loft space. Coved ceiling with light point. Door to:

## Ensuite - 1.55m x 1.12m (5'1" x 3'8")

Shower cubicle. Wash basin with cupboards under. Heated towel rail. Tiled floor Tiled splash areas. Coved ceiling with light point.

## Bedroom 3 - 3.61m x 2.69m (11'10" x 8'10")

Double glazed window to the front aspect. Radiator. Dimmer switch. Built-in storage cupboard/wardrobe. Coved ceiling with light point.

## Bedroom 4 - 3.58m x 2.67m (11'9" x 8'9")

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

## Bathroom - 2.77m x 1.57m (9'1" x 5'2")

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin with mixer tap. Radiator. Extensive tiling. Double glazed window to the rear aspect.

## Outside

The front has a low brick wall with landscaped garden with shingle and mature flowers/shrubs. There is a driveway to the side with off road parking for 4 vehicles leading to the double garage.

The rear garden is enclosed by brick walls and is laid mainly to lawn with patio area and pathway leading to the garage which has an up 'n' over door, power and light. Personal door to the driveway. Timber garden shed. Outside tap.

## Property Information.

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

The property is Freehold with registered title number CB274681

All main services are connected.

Flood Risk is very low.

The seller is unaware of any Restrictive Covenants, Easements, Wayleaves or Rights of Way

Estimated broadband speeds : Standard 15 mbps, Superfast 130 mbps & Ultrafast 1000 mbps







# Floor Plan

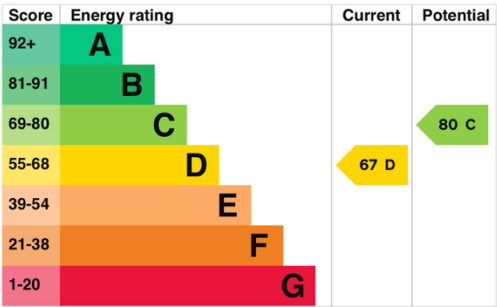
Approx Gross Internal Area  
126 sq m / 1356 sq ft



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.



# Energy Efficiency Graph



# 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.