



**75 Fordham Road**

Soham, Ely, Cambs, CB7 5AJ

**Guide Price £695,000**



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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

This nicely presented and spacious detached bungalow is one of two built by the current owner and offers great family accommodation of 4 bedrooms (all with en-suite facilities), superb kitchen/diner/family room, large living room, Utility, WC, large rear garden, double garage and garden room and potential for more accommodation in the large roof space (subject to planning). Viewing is essential for full appreciation.

## Entrance Hall

Double glazed windows either side of the entrance door. Access to loft space with drop down ladder. The loft space provides scope for further accommodation subject to the necessary permissions and measures approximately 48'9" x 24'7". Three built-in storage cupboards.

## Living Room - 5.56m x 4.55m (18'3" x 14'11")

Double glazed windows to three aspects. Two wall light points. Underfloor heating control. BT point. Ceiling light point.

## Kitchen/Diner/Family - 10.31m x 6.65m (33'10" x 21'10")

Spacious room split into three separate areas with bifold doors onto the rear garden and two double glazed window to the side aspects. The well-appointed kitchen has a range of units at base and wall level and integrated appliances including double ovens and a further microwave oven, 5 ring electric hob with extractor over. The large island with three light points above, has built-in cupboards with bin storage, drinks cooler fridge and a work surface with inset double sinks and a Franke, instant hot/cold water mixer tap. Integrated dishwasher. Space for American style fridge/freezer. Dimmer switch. Underfloor heating control. Door to:

**Utility Room - 2.97m x 2.06m (9'9" x 6'9")**

Ideal Logic gas fired boiler serving hot water and underfloor heating system. Unit with spaces and plumbing for automatic washing machine and tumble dryer and cupboards under. Part double glazed door to the side driveway. Double glazed window to the side aspect. Spotlights to ceiling. Door to:

**WC - 2.03m x 1.5m (6'8" x 4'11")**

Low level WC. Wash basin in vanity unit with cupboards under. Tiled splash areas. Spotlights to ceiling. Double glazed window to the side aspect.

**Bedroom 1 - 5.59m x 4.6m (18'4" inc. Dressing area x 15'1")**

Double glazed window to the side aspect and double glazed bifold doors to the rear garden. Underfloor heating control. Spotlights to ceiling.

**Dressing Area**

Walk-in dressing area with open fronted wardrobes and shelving. Spotlights to ceiling. Double glazed window to the side aspect. Sliding glass door to the ensuite.

**Ensuite - 3.94m x 2.39m (12'11" x 7'10")**

Double glazed window to the side aspect. Free standing bath on raised plinth. Low level WC. Double wall hung wash basins with drawers under and mixer taps. Mirror over. Heated towel rail. Large walk-in shower with rainfall shower head. Tiled floor. Spotlights to ceiling.

**Bedroom 2 - 4.32m x 3.94m (14'2" x 12'11")**

Double glazed window to the rear aspect. Built-in wardrobe with open front and shelving. Ceiling light point. Underfloor heating control. Sliding door to Ensuite.

**Ensuite - 3.07m x 1.6m (10'1" x 5'3")**

Walk-in shower cubicle. Low level WC. Wash basin in vanity unit with mixer tap. Mirror to wall. Tiled floor. Heated towel rail. Spotlights to ceiling.



**Bedroom 3 - 4.6m x 3.48m (15'1" x 11'5")**

Two double glazed windows to the front aspect. Spotlights to ceiling. Underfloor heating control. Door to Ensuite.

**Ensuite - 3.3m x 1.7m (10'10" x 5'7")**

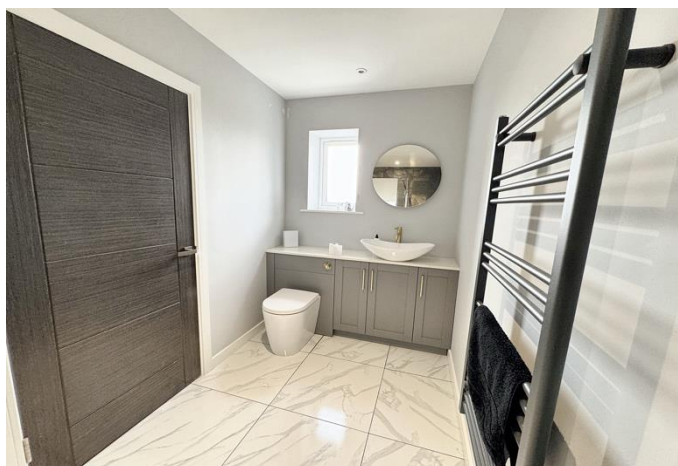
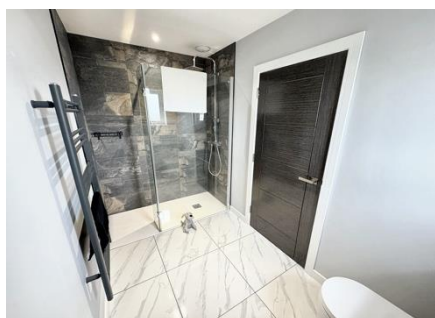
Double glazed window to the side aspect. Walk-in double width shower cubicle with rainfall shower head. Low level WC. Wash basin on a vanity unit with cupboards under. Heated towel rail. Tiled floor. Spotlights to ceiling.

**Bedroom 4 - 4.04m x 3.48m (13'3" x 11'5")**

Double glazed window to the side aspect. Spotlights to ceiling. Underfloor heating control. Dimmer switch. Door to:

**Ensuite - 3.28m x 1.47m (10'9" x 4'10")**

Currently unfinished as an ensuite, but with pipework in place and used as a storage space. Double glazed window to the side aspect.

**Outside**

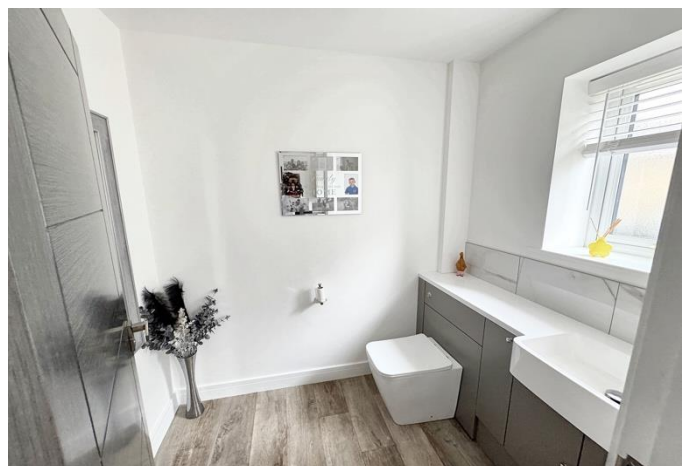
The front of the property has an electrically operated sliding metal entrance gate, which gives access to two properties, both having been built by the seller of number 75.

There is a parking/turning area leading to a driveway to the side of the property and to a detached Double Garage (approx. 19'11" x 17'8") with up and over door, power and light. Electric meter cupboard and access to the rear garden. To the other side of the property there is access to the rear a garden and two air conditioning units supplying the vented air conditioning system.

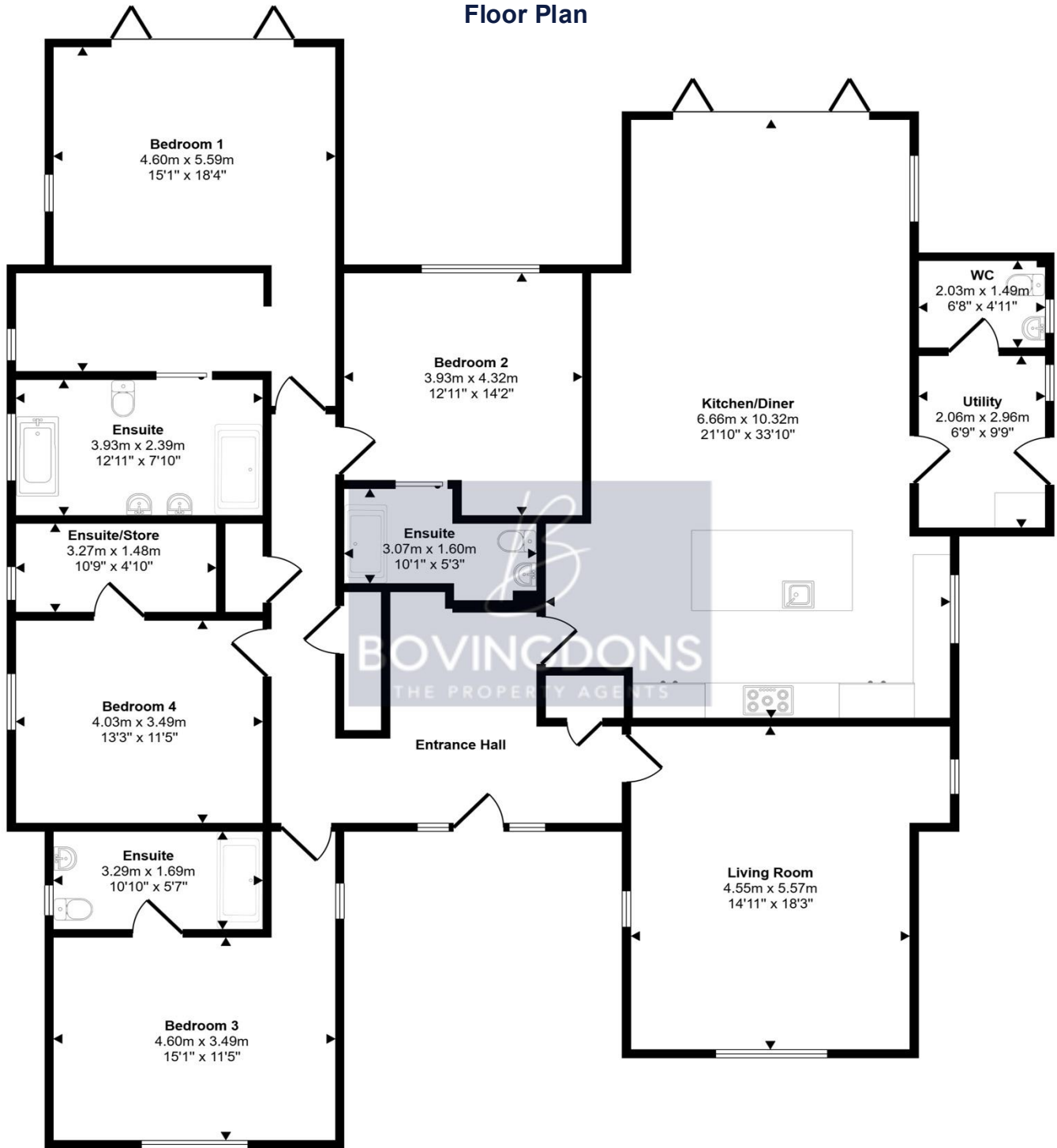
The large rear garden is laid mainly to lawn with and acoustic bund to the Eastern boundary and timber fencing to the boundaries (to be completed). A raised patio provides a relaxing space overlooking the garden and to the rear of the detached garage is a Garden Room (approx. 17'3" x 13'7") with light and power (currently under construction).

**Property Information**

- Gas fired central heating to underfloor heating system with individual zone programmers.
- Vented Air Conditioning system throughout the house.
- Local Council is East Cambridgeshire District Council - Council Tax Band is E.
- Flood risk is very low.
- All mains services are connected.
- The property is Freehold
- Registered Title CB462070
- Building Warranty via Build Zone.
- According to the seller, there are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.
- Estimated Broadband speeds are Standard 18mbps, Superfast 58mbps and Ultrafast 1800mbps.



## Floor Plan

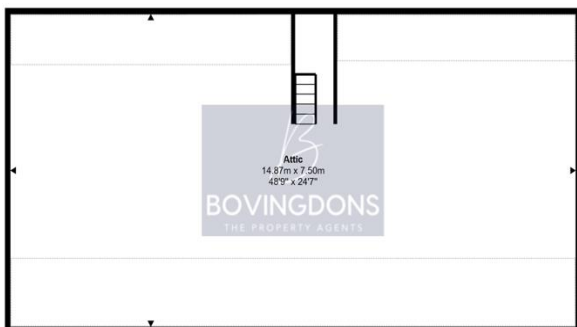


### Ground Floor

Approx 225 sq m / 2418 sq ft

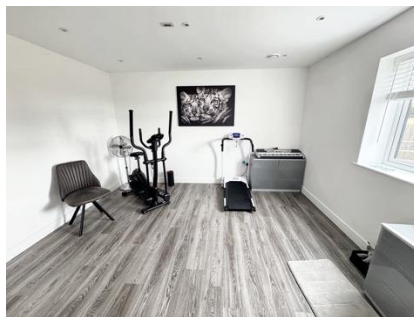
Denotes head height below 1.5m

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.



First Floor  
Approx 111 sq m / 1200 sq ft





## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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

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.