



22 Celandine View

Soham, Ely, Cambs, CB7 5DP

Guide Price £370,000



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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, Hopkins built, 4 bed link-detached house in a cul-de-sac location which has gas central heating and double-glazing, good-sized wrap around gardens, WC, Ensuite, driveway with carport and a single garage. Nice family home on this popular development.

Hallway

Part glazed entrance door. Stairs to first floor. Understairs storage cupboard with fuse box. Radiator. Central heating thermostat. Mains wired fire alarm. Ceiling light point.

WC - 1.83m x 0.86m (6'0" x 2'10")

Double glazed window to side aspect. Low level WC. Wash basin in vanity unit. Extractor fan. Radiator. Coved ceiling with light point.

Living Room - 4.78m x 3.3m (15'8" x 10'10")

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

Kitchen/Diner - 5.41m x 2.69m (17'9" x 8'10")

Range of units at base and wall level with roll top work surfaces over. One and a half bowl stainless-steel sink with mixer tap. Space and plumbing for automatic washing machine. Space and plumbing for automatic dish washer. Tiled splash areas. Cupboard housing Ideal Logic Gas fired boiler serving central heating and hot water. Two ceiling light points. Radiator. Space for upright fridge/freezer. Double glazed windows and patio doors to the rear garden.

Landing

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

Bedroom 1 - 3.96m x 3.3m (13'0" x 10'10")

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

Ensuite - 1.93m x 1.8m (6'4" x 5'11")
 Corner shower cubicle. Low level WC.
 pedestal wash basin Tiled splash areas.
 Coved ceiling with light point. Heated towel
 rail. Double glazed window to the front aspect.

Bedroom 2 - 2.87m x 2.72m (9'5" x 8'11")
 Double glazed window to the rear aspect.
 Radiator. Coved ceiling with light point and
 access to loft space. Built-in single wardrobe
 with hanging rail.

Bedroom 3 - 3.02m x 2.72m (9'11" x 8'11")
 Double glazed window to the front aspect.
 Coved ceiling with light point and access to loft
 space.

Bedroom 4 - 2.97m x 2.67m (9'9" x 8'9")
 Double glazed window to the rear aspect.
 Radiator. Coved ceiling with light point.

Bathroom - 2.39m x 1.73m (7'10" x 5'8")
 Double glazed window to the rear aspect.
 Panelled bath with mixer tap and shower
 attachment. Low level WC. Wash basin in
 vanity unit with mixer tap. Tiled splash areas.
 Mirror tiling. Shaver socket. Heated towel rail.
 Extractor fan. Coved ceiling with light point.

Outside

The frontage has an enclosed area of lawn
 and a path to the entrance door and extending
 to a gate into the rear garden. The driveway
 extends under a carport with gas and electric
 meter cupboards to the single garage to the
 rear and a gate into the rear garden.
 Good sized rear and side garden with outside
 water tap. The garden is laid mainly to lawn
 with timber fencing to boundaries. Paved patio
 with gate leading to the driveway at side.
 There is a door into the single garage which
 has power and light and an Up 'n' Over garage
 door. The garage has room at the rear for
 appliances and cupboards. Fluorescent strip
 light.. To the rear of the garage is a timber
 shed/Summerhouse which is insulated
 and has a rubber roof.
 The side garden is laid to lawn and has a patio
 area, gate to front and flower and shrub
 bedding.



Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is C

The property is freehold with registered title CB397433

Flood Risk is very low

All main services are connected

Traditionally constructed by Hopkins Homes in 2014

Restrictions apply but there are no

Wayleaves, Easements or Rights of Way

Estimated Broadband Speeds are Standard

17mbps, Superfast 80mbps and Ultrafast

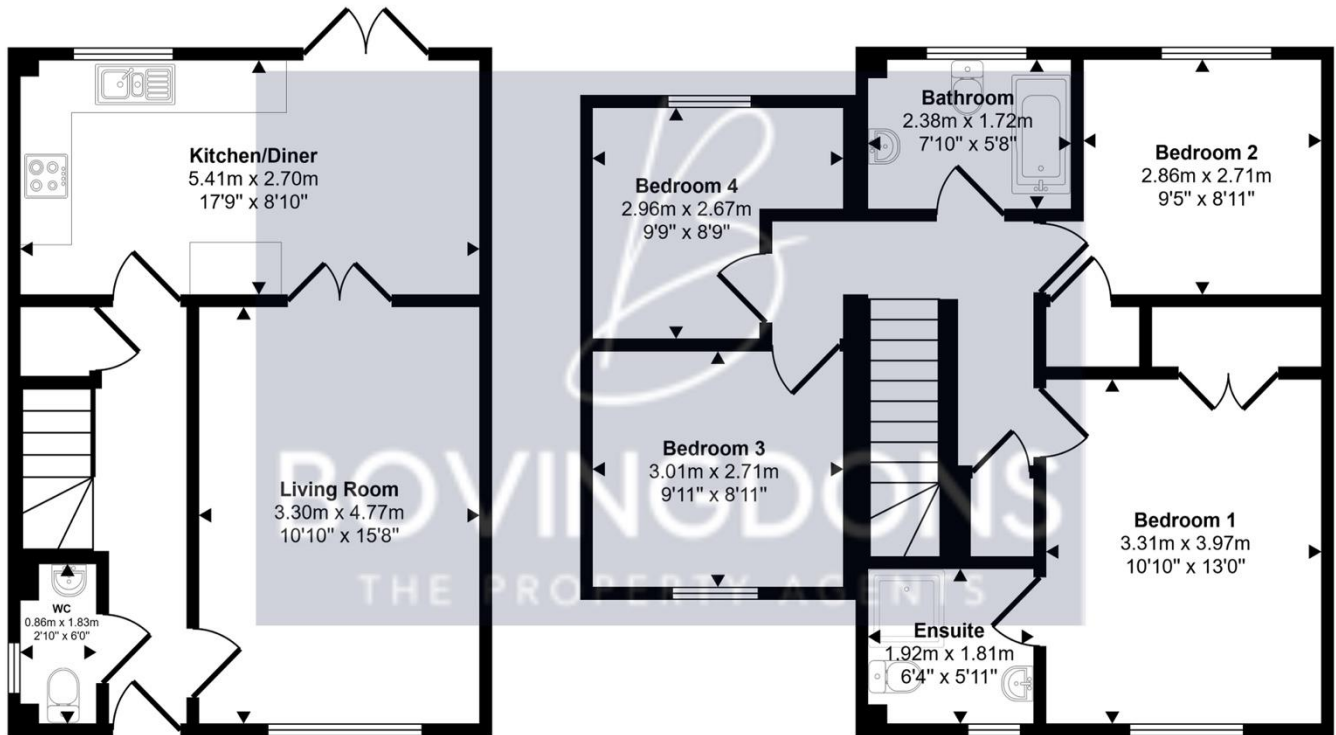
1800mbps





Floor Plan

Approx Gross Internal Area
101 sq m / 1082 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

EPC

COMMISSIONED

Viewing

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

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