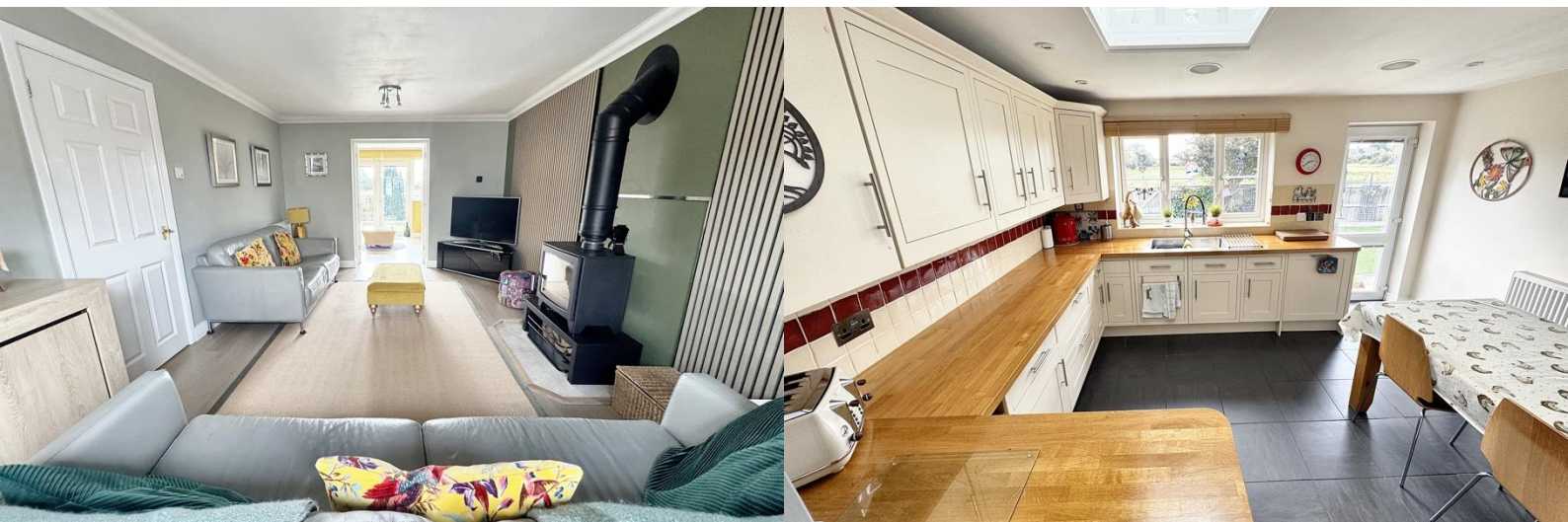




## 3 St Felix Close

Soham, Ely, Cambs, CB7 5ZX

**Guide Price £525,000**





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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 well presented 3/4 bed extended detached house, sits in a popular small cul-de-sac on the northern outskirts of the town and benefits from gas central heating and double glazing, WC, ensuite, dressing room, utility, garden room, study/bed 4, log burner, alarm system, and a low maintenance west facing rear garden. Early viewing recommended.

## Hallway

Part double glazed entrance door. Tiled floor. Coved ceiling with spotlights. Mains wired fire alarm. Radiator. Central heating thermostat. Stairs to first floor.

## WC - 1.91m x 0.76m (6'3" x 2'6")

Low level WC. Radiator. Wash basin with mixer tap. Tiled floor. Double glazed window to the front aspect. Ceiling light point.

## Living Room - 5.46m x 3.38m (17'11" x 11'1")

Double glazed window to the front aspect. Coved ceiling with light points. Feature wood burner on a tiled hearth. Two radiators. Open reach point. Glazed double doors to the Garden Room.

## Garden Room - 4.19m x 2.82m (13'9" x 9'3")

Double glazed patio doors and windows to the rear garden. Two wall light points. Spotlights. Radiator. Double glazed skylight window.

## Study/Bedroom 4 - 3.07m x 2.84m (10'1" x 9'4")

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

## Kitchen/Breakfast Room - 6.17m x 3.99m (20'3"max x 13'1"max)

Range of units at base and wall level with wooden work surfaces and incorporating a double bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect and double-glazed door to the rear garden. Tiled splash areas. Integrated dishwasher. AEG stainless steel 5-burner gas hob with extractor canopy over. AEG double electric ovens. Double glazed skylight window. Spotlights to ceiling. Tiled floor.

**Utility - 2.44m x 1.5m (8'0" x 4'11")**

Work surface with stainless steel sink with mixer tap. Spaces under with plumbing for automatic washing machine and tumble dryer. Tiled splash areas. Boiler programmer. Extractor. Understairs storage cupboard. Tiled floor. Radiator. Ceiling light point. Alarm control panel.

**Landing**

Double glazed window to the rear aspect. Coved ceiling with spotlights. Access to insulated loft space. Radiator. Airing cupboard with hot water tank and shelving.

**Bedroom 1 - 3.86m x 2.59m (12'8" x 8'6")**

Double glazed window to the front aspect. Radiator. Built-in drawer units. Ceiling light point. Opening to dressing area and door to ensuite.

**Dressing Area - 2.39m x 2.03m (7'10" x 6'8")**

Double glazed window to the rear aspect. Radiator. Built-in wardrobes with mirror fronted sliding doors. Ceiling light point. Door to landing.

**Ensuite - 1.85m x 1.35m (6'1" x 4'5")**

Double glazed window to the front aspect. Vertical radiator. Shower cubicle. Low level WC. Wash basin in vanity unit with mixer tap and cupboard under. Tiled splash areas and tiled floor. Spotlights. Extractor.

**Bedroom 2 - 3.53m x 2.69m (11'7" x 8'10")**

Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in wardrobes with sliding doors.

**Bedroom 3 - 2.77m x 2.39m (9'1" x 7'10")**

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







### **Bathroom - 2.31m x 1.88m (7'7" x 6'2")**

Double ended bath with mixer tap. Pedestal wash basin with mixer tap. Low level WC. Fully tiled walls and floor. Large mirror. Heated towel rail. Spotlights. Extractor. Double glazed window to the front aspect.

### **Outside**

The frontage of the property is hard landscaped with plum slate bedding, and a block paved path to the canopied entrance door. There is parking on the driveway for one vehicle, leading to the tandem garage which provides for two further vehicles and has an electric roller door, power and lighting and personal door to the rear garden. The well tended and low maintenance rear garden has an area of artificial lawn, raised flower and mature shrub bedding, timber fencing, raised timber decking, outside power point and a gate to the rear. There is a small garden sore to one side of the property and to the other is a passage to the front are and door into the tandem garage.

### **Property Information.**

Local Council is East Cambridgeshire District Council. Council Tax band is D.

The property is freehold, built 2000 and with registered title CB240241

All main services are connected.

Flood risk is very low.

An alarm system is included.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 14mbps, Superfast 70mbps & Ultrafast 1800mbps

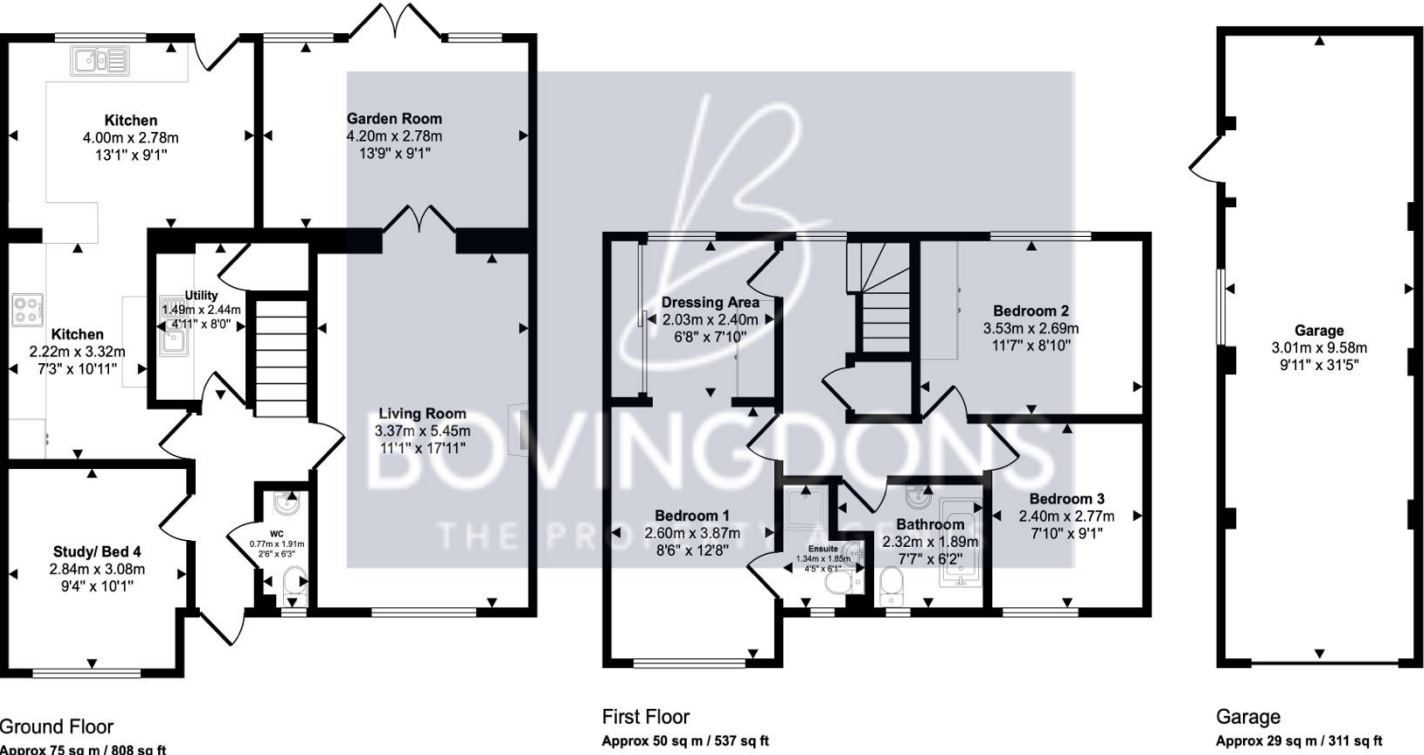




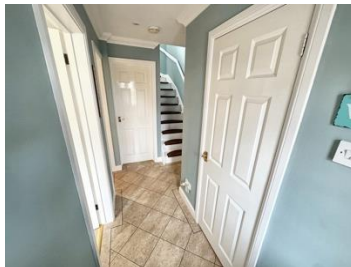


# Floor Plan

Approx Gross Internal Area  
154 sq m / 1656 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.

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.