



40 Station Road

Soham, Ely, Cambs, CB7 5DY

Guide Price £425,000



40 Station Road

Soham, Ely, Cambs CB7 5DY

Guide price £425,000



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 period semi detached home has been extended and improved to provide well presented family accommodation which benefits from gas central heating, double glazing, 3 bedrooms, ensuite, WC, Utility Room, spacious lounge, study, open plan kitchen/diner and a large family room. There are well laid gardens to the rear with pool, pond, workshop and shed and parking for several vehicles, accessed through secure electric gates. The property must be viewed to be fully appreciated.

Hallway - 3.84m x 0.91m (12'7" x 3'0") plus 9'3" x 8'8"

Multi-paned entrance door. Wood flooring. Covered radiator. Fusebox and electric meter cupboard. Spotlights. Feature wooden dog-leg staircase to the first floor with understairs storage. Glazed door to the kitchen. Multi-paned glazed door to Family Room. Door to Dining Room. Door to:

Living Room - 7.32m x 4.67m (24'0" x 15'4"max)

Spacious room with full height box-bay window to the front aspect with wood panelling and lead lite windows. Four wall light points. Two radiators. Dado rail. Feature wood burner stove set in chimney with tiled hearth and timber mantel over. Opening to:

Study Area - 3.71m x 2.72m (12'2" x 8'11")

Radiator. Dado rail Coved ceiling. Two wall light points. Opening to Family Room. Glazed door to

WC - 2.11m x 1.75m (6'11" x 5'9"max)

Two double glazed windows. Wash basin with cupboard under. Low level WC. Half height wood panelling to wall. Part tiled, part wood flooring. Radiator. Spotlights.

Kitchen - 3.28m x 2.82m (10'9" x 9'3")

Range of units at base and wall level with wooden work surfaces. One and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Tiled splash areas. Bosch single oven with 4-ring electric hob over. Extractor canopy. Space and plumbing for automatic dishwasher. Space for fridge. Ceiling light points and spotlights. Tiled flooring. Breakfast bar and opening to the Dining Area.

Dining Room - 3.94m x 3.76m (12'11" x 12'4")

Feature log burner. Exposed wood flooring. Double glazed sash window to the front aspect. Radiator. Dimmer switch. Spotlights to wood strip ceiling.

Family Room - 5.18m x 4.09m (17'0" x 13'5")

Double glazed bi-fold doors to the rear garden and double-glazed full height windows to the side aspect. Wood panelling to one wall. Exposed brick walls Terracotta tiled floor. Two double glazed skylight windows. Two wall light points. Two radiators. Dimmers switch. Part glazed door to:

Utility Room - 3.71m x 2.08m (12'2" x 6'10")

Wood panelled walls. Double glazed sash windows to the side and rear aspects. Work surface with space and plumbing under for automatic washing machine and tumble dryer. Surface mounted wash basin with mixer tap. Spotlights. Part double glazed door to the rear.







Landing

Radiator. Double glazed window to the front aspect. Wood flooring. Airing cupboard with shelving and access to loft space.

Bedroom 1 - 4.32m x 3.76m (14'2" x 12'4")

Double glazed sash window to the front aspect. Exposed wood flooring. Radiator. Four wall light points. Dimmer switch. Opening with steps down to:

Ensuite - 3.05m x 2.72m (10'0" x 8'11")

Freestanding clawfoot bath with mixer tap and shower attachment. Half panelled walls. Low level WC. Wash basin in vanity unit with cupboards under and mixer tap. Radiator. Three wall light points. Double glazed window to the rear aspect. Window to the side aspect. Cupboard housing Vokera gas fired boiler serving central heating and domestic hot water.

Bedroom 2 - 3.91m x 3.81m (12'10" x 12'6")

Double glazed sash window to the front aspect. Exposed wood flooring. Radiator. Ceiling light point.

Bedroom 3 - 4.42m x 2.74m (14'6" x 9'0")

Double glazed sash window to the front aspect radiator. Picture rail. Access to loft space. Ceiling light point.

Bathroom - 3.23m x 2.67m (10'7" x 8'9")

Double glazed window to the rear aspect. Wood panelling to bath with mixer tap and shower attachment. Half height panelled walls Low level WC. Pedestal wash basin with mixer tap. Heated towel rail. Radiator. Double shower cubicle with rainfall shower head. Spotlights.

Outside

The frontage has a low timber fence with a gate leading to the entrance door. To the side of the property, there is a gravelled driveway leading through electrically operated gates to a large parking area for several vehicles. Gas meter cupboard. The driveway also provides access to the rear of number 38.

The rear garden is well landscaped with mature flower and shrub bedding, mature trees, patio, pond, outside tap and power points, large timber workshop and timber storage sheds. There is also a swimming pool and raised deck area. There is also the potential to purchase the Detached Sauna building (call agent for further details).

Property Information.

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

The property is Freehold with registered title CB196126

Flood risk is very low.

The property falls within the Soham Conservation area.

All main utilities are connected.

The vendor informs us that there are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

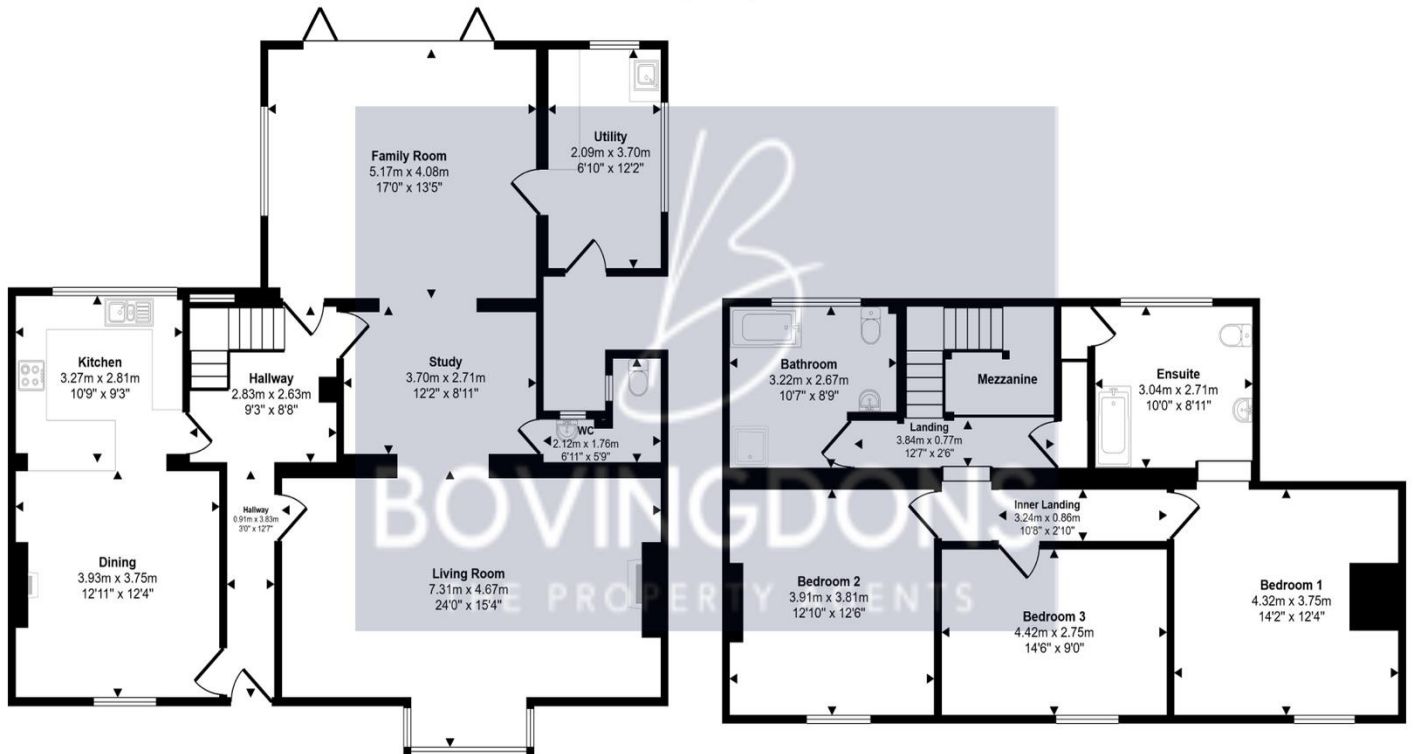
Estimated broadband speeds are Standard 17mbps, Superfast 80mbps & Ultrafast 1800mbps.

NOTE: The adjoining 2 bed cottage is also for sale and could be part of a larger purchase if needed. Please ask the selling agent for further details.



Floor Plan

Approx Gross Internal Area
187 sq m / 2010 sq ft



Ground Floor
Approx 112 sq m / 1210 sq ft

First Floor
Approx 74 sq m / 800 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723.

Email: info@thebovingdons.co.uk.

<https://www.thebovingdons.co.uk>