



17 The Oaks

Soham, Ely, Cambs, CB7 5FF

Guide Price £625,000



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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

Situated in one of Soham's most sought-after locations, this well presented 4/5 bed detached house offers spacious family accommodation over two floors and benefits from a large rear garden, single garage with driveway for several vehicles, WC, ensuite, utility room, office/games room, family room/study, 4 double bedrooms, gas central heating and double glazing. Must be viewed for full appreciation.

Hallway

Part glazed entrance door. Radiator. Stairs to first floor with understairs storage cupboard. Coved ceiling with light point.

WC - 2.34m x 1.17m (7'8" x 3'10")

Double glazed window to the front aspect. Radiator. Wash basin in vanity unit with mixer tap. Low level WC. Tiled splash area. Coved ceiling with light point.

Living Room - 6.86m x 3.68m (22'6" x 12'1") Dual aspect with Double glazed patio doors to the rear garden and double-glazed window to the front aspect. Coved ceiling with two light points and two wall light points. Two radiators. Stone fireplace with coal effect gas fire and display recesses. TV point.

Dining Room - 3.68m x 3.38m (12'1" x 11'1")

Double glazed window to the front aspect. Radiator. Part glazed door from hallway. Coved ceiling with light point.

Kitchen - 6.5m x 3.66m (21'4" max x 12'0")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Integrated Bosch dishwasher. Britannia range cooker with two ovens and 6-burner gas hob above. Stainless steel extractor canopy over. Tiled floor and splash areas. Radiator. TV Point. Double glazed window and double-glazed doors to the rear garden. Part glazed door to the Utility and door to Family Room.

Utility Room - 2.67m x 2.18m (8'9" x 7'2")

Stairs to the office/Games Room, with area under with worktop and space for appliances. Door to the rear garden. Tiled floor. Central heating programmer. Door to garage.

Family Room - 4.37m x 2.46m (14'4" x 8'1")

Double glazed window to the front aspect. Coved ceiling with light point and two wall light points. Radiator. TV and telephone points.

Office/Games Room - 5.77m x 4.09m (18'11" x 13'5")

Two double glazed Velux skylight windows to the rear aspect. TV Point. Sloped ceiling with spotlights. Wooden floor. Radiator.

Landing

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

Bedroom 1 - 4.62m x 3.58m (15'2" x 11'9")

Double glazed window to front aspect. Radiator. Coved ceiling with light point. Built-in wardrobes with mirror fronts and over bed cupboards with separate drawer unit as fitted. Door to:

Ensuite - 2.64m x 0.99m (8'8" x 3'3")

Double glazed window to the front aspect Low level WC. Wash basin in vanity unit with mixer tap. Fully tiled walls. Shower cubicle with folding glass doors. Spotlight to ceiling. Heated towel rail. Wall mirror as fitted.



Bedroom 2 - 3.76m x 2.79m (12'4" x 9'2")
Double glazed window to the front aspect.
Radiator. Coved ceiling with light point.

Bedroom 3 - 3.66m x 2.39m (12'0" x 7'10")
Double glazed window to the rear aspect.
Radiator. Coved ceiling with light point.

Bedroom 4 - 3.58m x 2.49m (11'9" x 8'2")
Double glazed window to the rear aspect.
Radiator. Coved ceiling with light point.

Bathroom - 1.91m x 1.73m (6'3" x 5'8")
Double glazed window to the front aspect.
Panelled bath with shower screen. Fully tiled walls and floor. Low level WC. Wash basin in vanity unit with mixer tap. Heated towel rail. Spotlights to ceiling. Mirror as fitted.

Outside

The frontage has a large driveway, laid to stone chippings which provides off street parking for several vehicles, behind a low brick wall. There is a single garage with sink and worktop, power and light and a gas fired boiler serving the central heating and hot water and a door into the utility area. There is a gate to the side of the garage leading to the rear garden, which is well landscaped with a large patio and area of lawn with flower and shrub bedding, timber fencing and mature hedging to the boundaries, timber shed and garden room.

Property Information

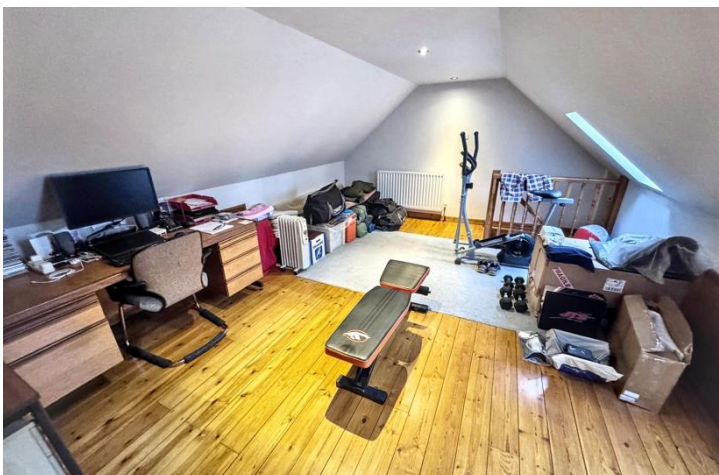
Local Council is East Cambridgeshire District Council - Council Tax Band is E

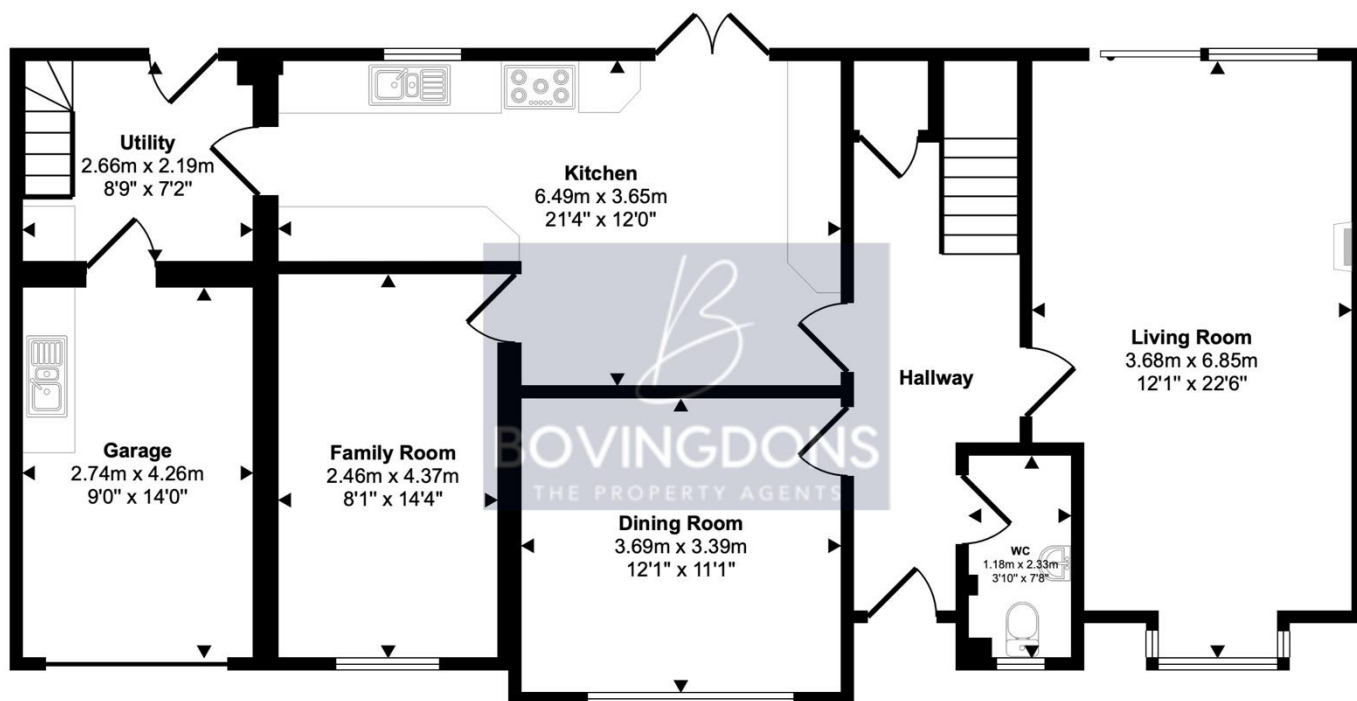
The property is freehold with registered title CB124276

Flood risk is very low.

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

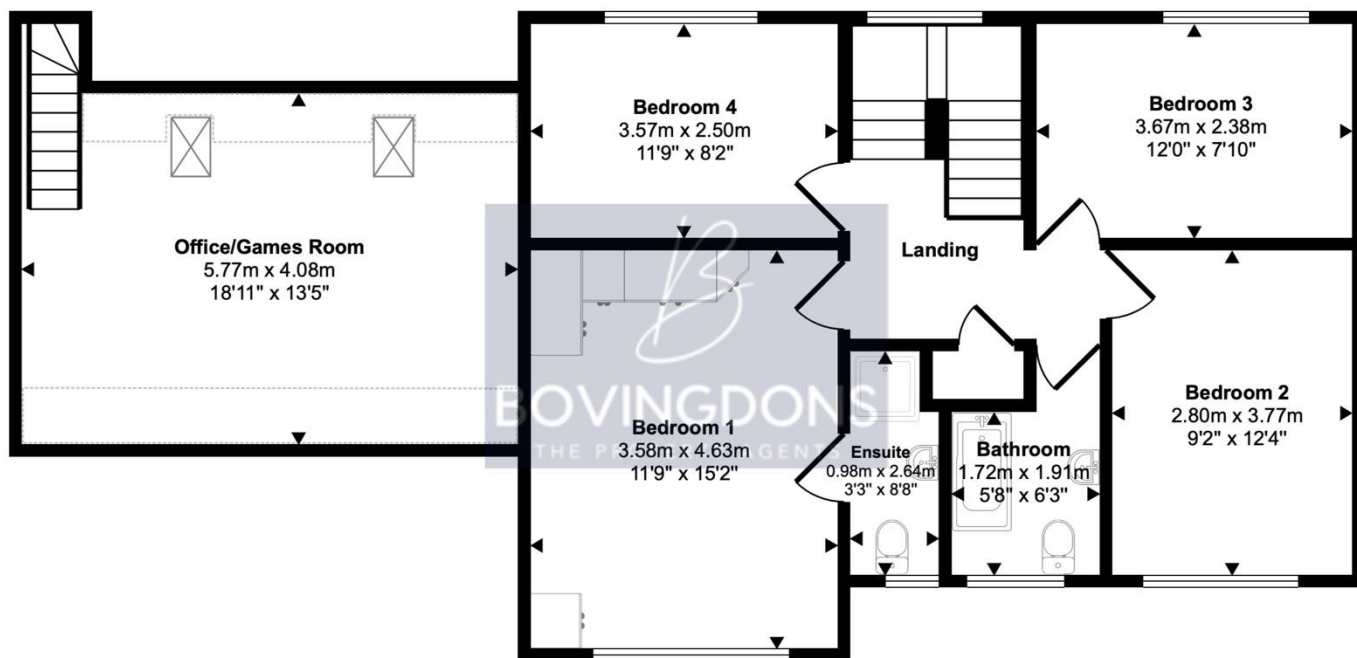
Estimated Broadband speeds are standard 17mbps, Superfast 62mbps and Ultrafast 1800mbps






Ground Floor

Approx 104 sq m / 1116 sq ft

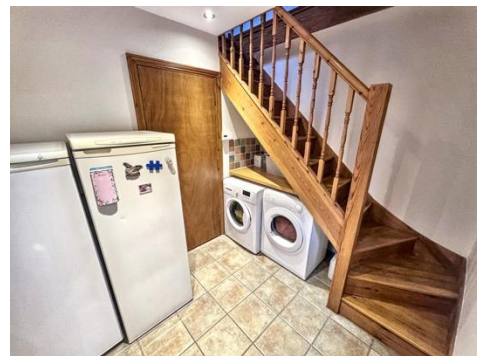


First Floor

Approx 88 sq m / 947 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.



Energy Performance Rating

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.

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