



41 The Butts

Soham, Ely, Cambs, CB7 5AN

Guide Price £435,000



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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 detached house situated in a non estate location, which comprises spacious ground floor accommodation of Entrance Lobby, Hall, Lounge/Diner, Family Room, WC, Conservatory, Kitchen/Breakfast Room and Utility Room and 4 bedrooms, Ensuite and family bathroom on the first floor. The property benefits from gas fired central heating, double glazing detached double garage and ample off-road parking, accessed via a gated entrance.

Entrance Lobby - 2.08m x 1.73m (6'10" x 5'8")
Double glazed window to the side aspect.
Radiator. Wood flooring. Ceiling light point. Arch to:

Inner Hall - 5.03m x 0.91m (16'6" x 3'0")
Radiator. Wood flooring. Two ceiling light points.

Lounge/Diner - 7.92m x 5m (26'0" x 16'5")
Triple aspect double-glazed windows. Two radiators. Two ceiling light points and three wall light points. Stairs to first floor with understairs storage cupboard. Wood flooring. Two TV points. Multi-fuel burner to corner on a marble hearth.
Door to:

Family Room - 3.66m x 3.61m (12'0" x 11'10")
Radiator. Tiled flooring. Ceiling light point.
Double glazed patio doors and side panels to:

Conservatory - 4.6m x 3.3m (15'1" x 10'10")
UPVC construction with double glazed windows to three sides and patio doors to the rear garden. Vaulted ceiling with light & fan. Tiled flooring.

Kitchen/Breakfast Room - 5m x 4.88m (16'5" x 16'0")
(L' Shaped room) - Range of units at base and wall level with roll top work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Space and plumbing for automatic dishwasher. 6-Burner range with two ovens as seen, with stainless-steel extractor over. Tiled splash areas. Two double-glazed Velux skylight windows and double-glazed windows to the front and rear aspects. Three ceiling light points. Space for upright fridge freezer. Radiator. Door to:

Utility Room - 2.49m x 2.03m (8'2" x 6'8")
Wall and base units with work surfaces over and space and plumbing under for automatic washing machine and tumble dryer. Wall mounted Potterton Gas fired boiler serving central heating and hot water. Tiled splash areas. Fluorescent strip light. Radiator. Double glazed door to the rear garden.

WC - 2.18m x 1.32m (7'2" x 4'4")
Low level WC. Wash basin in vanity unit with mixer tap and range of cupboards at base and wall level. Tiled splash areas and tiled floor. Radiator. ceiling light point. Double glazed window to the rear a garden.

Landing
Double glazed window to the side aspect. Two ceiling light points. Radiator. Access to boarded loft space with ladder.

Bedroom 1 - 4.14m x 3.81m (13'7" x 12'6")
Double glazed windows to the front and side aspects. Radiator. Ceiling light point. Built-in single wardrobe. Door to:

Ensuite - 2.26m x 0.81m (7'5" x 2'8")
Low level WC. Wall hung wash basin with mixer tap. Tiled splash areas. Tiled flooring. Shower cubicle. Ceiling light point.



Bedroom 2 - 3.76m x 3m (12'4" x 9'10")
Double glazed window to the rear aspect. Radiator. Ceiling light point. Built-in double airing cupboard with hot water tank and shelving.



Bedroom 3 - 4.14m x 2.97m (13'7" x 9'9")
Double glazed window to the rear aspect. Sloped ceiling with light point. Radiator.

Bedroom 4 - 2.06m x 1.96m (6'9" x 6'5")
Double glazed Velux skylight window to the side aspect. Radiator. Wall light point.

Bathroom - 3.1m x 2.84m (10'2" x 9'4")
Curved shower cubicle to corner. Curved panelled bath to corner with 'massage jets' . Low level WC. Wall hung wash basin with mixer tap. Tiled splash areas and tiled floor. Two heated towel rails. Spotlights and ceiling light point. Double-glazed window to the side aspect.



Outside

The frontage of the property is bounded by mature hedging and a 5-bar timber gate which accesses a large gravelled parking/turning with flower and shrub bedding. The gravelled driveway leads to the side of the property to a detached double garage (Approximately 23'0" x 17'11") which is insulated and has light and power and two double glazed windows to the rear garden. There is also 3 phase electricity supply to the property.

The rear garden is well laid to lawn with flower and shrub borders and a paved patio with water tap and timber fencing to the boundaries.



Property Information

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

The property is Freehold with title CB220471
Flood risk is very low.

All main utility services are connected
Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

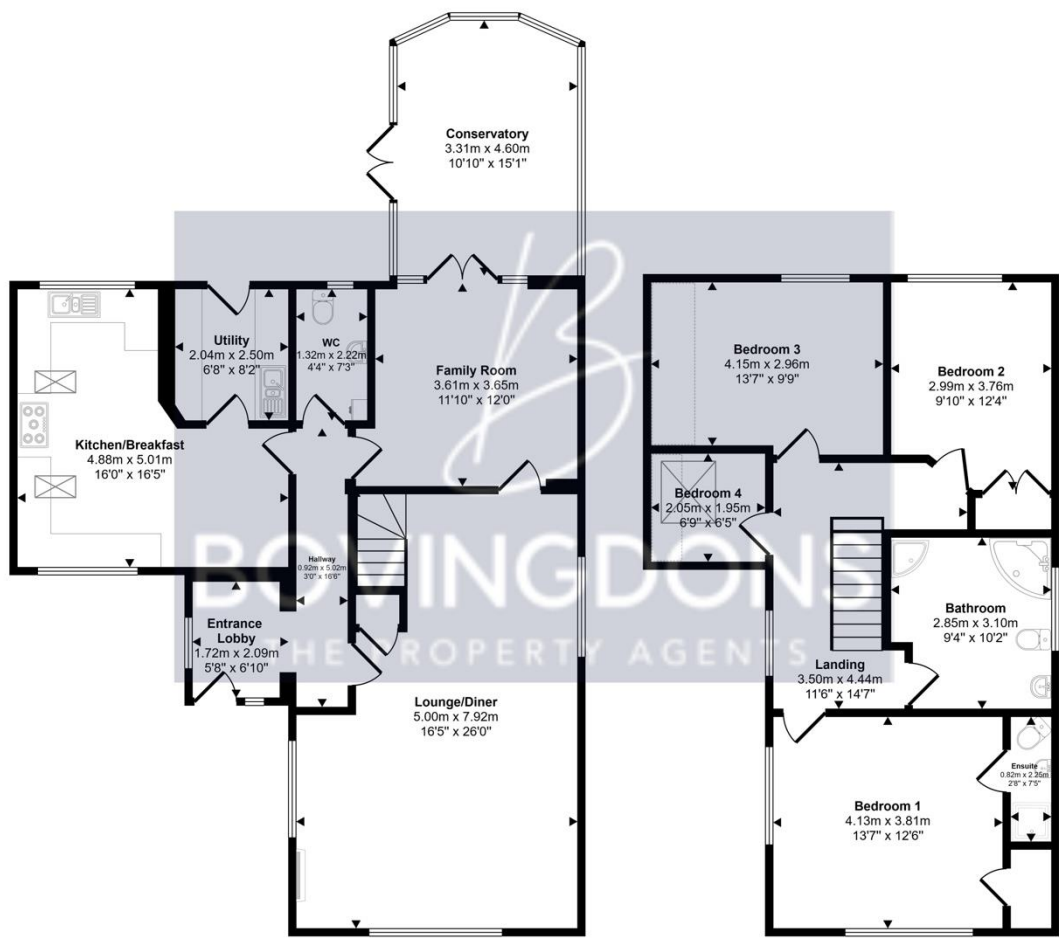
Estimated Broadband Speeds are Standard 18mbps, Superfast 75mbps & Ultrafast 1800mbps





Floor Plan

Approx Gross Internal Area
174 sq m / 1871 sq ft



Ground Floor
Approx 104 sq m / 1117 sq ft

First Floor
Approx 70 sq m / 754 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 Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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