



## 4 Meadow Close

Soham, Ely, Cambs, CB7 5FB

**Guide Price £335,000**



# 4 Meadow Close

Soham, Ely, Cambs CB7 5FB

**Guide price £335,000**



## 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

Nicely presented 3 bed detached house, situated in a small cul-de-sac location in this popular residential area of the town. The property has double glazing and gas central heating and has been converted on the ground floor to provide spacious accommodation of living room, kitchen, utility/dining and store/study? There is parking for two vehicles to the front and a private paved rear garden. The property has no onward chain.

## Hallway

Upvc part double glazed entrance door and side window. Coved ceiling with light point. Open tread staircase to first floor with under stairs storage area. Double glazed window to the side aspect. Multi-paned door to the kitchen. Door to :

**Living Room** - 6.91m x 3.99m (22'8" x 13'1")  
Double glazed window to the front aspect and double-glazed patio doors to the rear aspect. Central heating thermostat. Dado rail. Two radiators. Two ceiling light points. TV and Telephone points. Three wall light points. Electric coal effect fire on a marble hearth with marble insert and timber surround and mantel.

**Kitchen** - 4.52m x 2.74m (14'10" x 9'0")  
Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Double-glazed window to the rear aspect. Space and plumbing for automatic dishwasher. Space for free-standing cooker with extractor hood over. Coved ceiling with spotlights. Tiled splash areas. Radiator. Multi-paned door to the Utility. Multi-paned door to:

**Utility/Diner** - 5.03m x 2.95m (16'6" x 9'8")  
Range of units at base and wall level with work surfaces over and incorporating a Franke 1and a half bowl sink with mixer tap. Tiled splash areas. Double-glazed window to the rear aspect and double-glazed door and window to the rear garden. Space and plumbing for automatic washing machine and tumble dryer. Space for under fridge or freezer. Coved ceiling with spotlights and light point. Door to:

## Lobby

Part double glazed door to the front aspect. Coved ceiling with light point. Radiator.

**WC** - 1.78m x 0.86m (5'10" x 2'10")

Low level WC. Radiator. Fuse box. Ceiling light point. Double glazed window to the front aspect

**Store** - 4.52m x 2.95m (14'10" x 9'8")

This was originally the garage but has been converted to flexible accommodation with fluorescent strip light and power and double-glazed window to the front aspect.

### Landing

Access to loft space. Coved ceiling with light point. Airing cupboard with shelving and a Vaillant gas fire boiler serving central heating and hot water.

**Bedroom 1** - 3.78m x 2.57m (12'5" x 8'5")

Double glazed window to the rear aspect. Coved ceiling with light point. Radiator. Built-in wardrobes to one wall with part mirrored sliding doors.

**Bedroom 2** - 3.1m x 3.02m (10'2" x 9'11")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in wardrobes to one wall with part mirrored sliding doors.



**Bedroom 3** - 2.57m x 2.13m (8'5" x 7'0")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in wardrobe with sliding door and shelving. Further over stairs bulkhead cupboard.

**Bathroom** - 2.41m x 1.65m (7'11" x 5'5")

Refitted with a white suite of panelled bath with mixer tap and a Triton T80 electric shower over. Low level WC. Wash basin in vanity unit with cupboards under. Fully tiled walls. Radiator. Double-glazed window to the rear aspect. Heated towel rail.

### Outside

The frontage is laid to block paving providing off road parking for two cars. Gas and Electric meter cupboards. Canopy over the entrance door and a concrete path leads around the side via a personal gate to the rear garden. The rear garden is fully paved with timber fencing to boundary and a timber garden shed with light and power, water tap, timber Summerhouse and a roller awning to the rear window.

### Property Information

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

The property is Freehold with title CB274828

All main Utilities are connected.

Flood risk is very low.

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

Estimated Broadband speeds are Standard 17mbps, Superfast 92mbps and Ultrafast 1000mbps

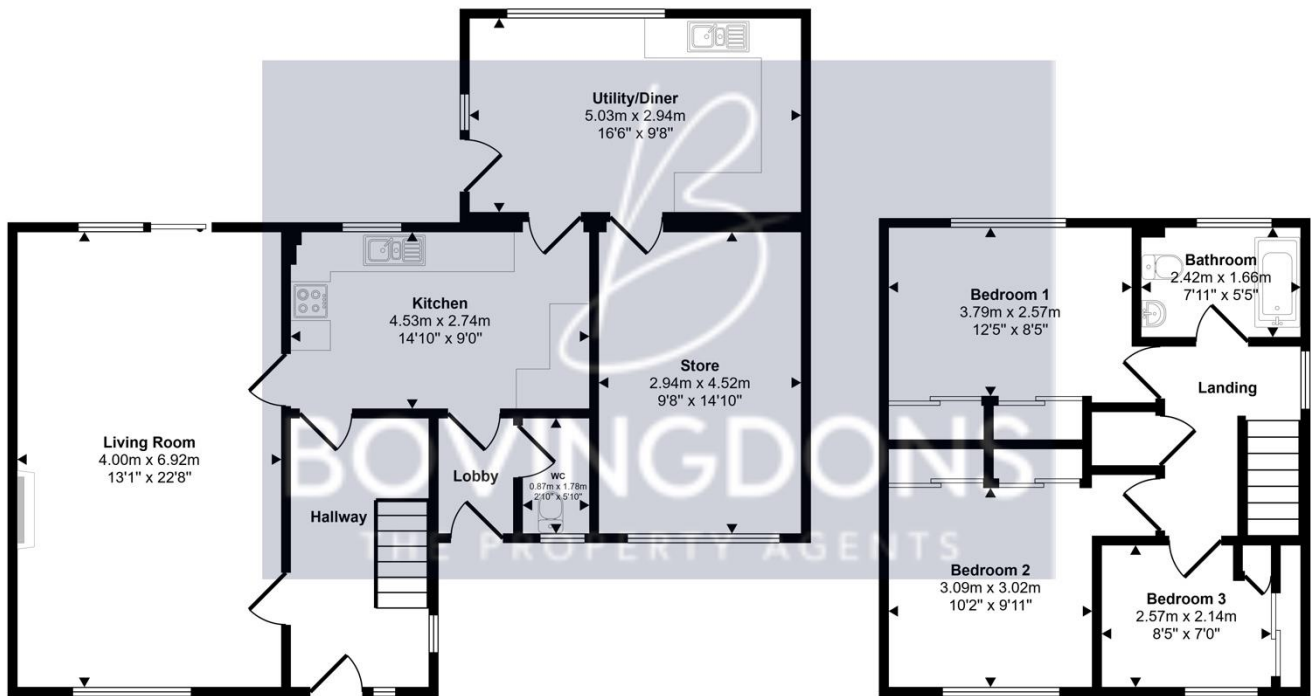






## Floor Plan

Approx Gross Internal Area  
129 sq m / 1384 sq ft



Ground Floor  
Approx 84 sq m / 909 sq ft

First Floor  
Approx 44 sq m / 475 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.