



91 Hasse Road

Soham, Ely, Cambs, CB7 5UN

Guide Price £595,000



91 Hasse Road

Soham, Ely, Cambs CB7 5UN

Guide price £595,000



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

Deceptively spacious detached home with attached and self-contained annexe accommodation, totally nearly 3,000 sq. feet, located in semi rural location on the outskirts of the town. The property occupies a mature site of circa 0.55 acres(stms) with mature trees and lawned garden and family accommodation of 5 bedrooms and 4 ensembles in the main house and one bedroom with ensuite in the annexe. There is an open plan kitchen/dining area, study, separate living room, stable block and parking for several vehicles, double glazing, Oil central heating and conservatory. Must be viewed to appreciate the accommodation on offer.

Entrance Hall - 0m x 0m (0'0" x 0'0")

Part double glazed entrance door and side panels. Tiled floor. Central heating thermostat. Radiator. Coved ceiling with light point and spotlights.

Living Room - 5.03m x 3.48m (16'6" x 11'5")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Open fireplace on a raised hearth.

Kitchen/Breakfast Room - 6.3m x 3.53m (20'8" x 11'7")

Spacious room with two double glazed windows to the front aspect. 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 for fridge freezer. Integrated dishwasher. Water softener. Integrated twin Bosch double ovens. 5-Ring Bosch electric induction hob with splash back and a stainless-steel extractor canopy over. Radiator. Tiled floor. Spotlights. Fuse box. Central island with worktop and cupboards under. Opening to dining room. Upvc double glazed door to the conservatory.

Dining Room - 3.58m x 3.58m (11'9" x 11'9")

Double glazed patio doors to the rear garden. Door to walk-in storage cupboard with hot water tank and floor standing Worcester oil-fired boiler serving central heating and hot water to the main house. Coved ceiling with light point. Tiled floor. Radiator.

Conservatory - 3.12m x 2.11m (10'3" x 6'11")

This has been converted to a walk-in larder/drinks store. Vaulted ceiling. Electric meter. Ceiling light point. Double glazed patio doors to the rear garden.

Bathroom - 2.54m x 2.39m (8'4" x 7'10")

Double glazed window to the rear aspect. Free standing bath with waterfall tap. Low level WC. Wash basin in vanity unit with mixer tap and drawers under. Heated towel rail. Tiled floor.

Study - 3.53m x 2.51m (11'7" x 8'3")

Multi-paned door from the hallway. Double glazed window to the rear aspect. Tiled floor. Coved ceiling with light point. Electric underfloor heating.

Utility Room - 3.58m x 2.01m (11'9" x 6'7")

Double glazed window to the rear aspect. Radiator. Coved ceiling with spotlights. Work surface with single bowl sink with mixer tap and spaces and plumbing under for automatic washing machine and tumble dryer. Cupboard housing HAM Wallstar Oil-fired boiler serving central heating and hot water for the annexe. Door to Annexe Kitchen.

Inner Hallway

Two wall light points. Coved ceiling. Door to stairs to first floor.





Landing

Radiator. Double glazed skylight window to the front aspect. Double glazed window to the front aspect. Radiator. Access to loft space. Central heating thermostat. Spotlights.

Bedroom 2 - 4.75m x 3.15m (15'7" x 10'4")

Double glazed window and double-glazed Velux skylight window to the rear aspect. Radiator. Built-in single wardrobe. Door to:

Ensuite - 2.97m x 1.7m (9'9" x 5'7")

Low level WC. Shower cubicle. Pedestal wash basin. Radiator. Extractor fan. Ceiling light point.

Bedroom 1 - 5.31m x 4.57m (17'5" x 15'0")

Two double glazed windows to the front aspect and two double glazed windows to the rear aspect. Eaves storage cupboards. Two radiators. Part sloped ceiling with spotlights. Door to walk-in wardrobe with spots and double-glazed window to the side aspect.

Ensuite - 2.77m x 2.29m (9'1" x 7'6")

'P'-shaped panelled bath with mixer tap. Curved corner shower cubicle. Pedestal wash basin with mixer tap. Low level WC. Tiled splash areas. Extractor fan. Double glazed window to the side aspect and double-glazed Velux skylight window to the rear aspect. Radiator.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom 4 - 4.42m x 2.41m (14'6" x 7'11")

Two double glazed Velux skylight windows to the front aspect. Eaves storage cupboards. Sloped ceiling with spotlights. Door to:

Ensuite - 2.44m x 1.57m (8'0" x 5'2")

Corner shower cubicle with Triton Electric shower. Low level WC. Pedestal wash basin. Radiator. Extensive tiling. Sloped ceiling with spotlights.

Bedroom 3 - 3.76m x 2.95m (12'4" x 9'8")

Double glazed window to the rear aspect. Radiator. Spotlights. Door to:

Ensuite/Store - 2.39m x 1.22m (7'10" x 4'0")

(Currently a walk-in cupboard but is planned to be an ensuite). Double glazed Velux skylight window to the rear aspect. Radiator. Tiled splash areas. Spotlights. Built-in drawer unit.

Dressing Room - 2.79m x 2.77m (9'2" x 9'1")

Double glazed window to the rear aspect. Part sloped ceiling. Radiator. Spotlights.



Annexe

Annexe Hall - 2.16m x 1.42m (7'1" x 4'8")

Part double glazed entrance door. Coved ceiling with light point. Central heating thermostat. Door to Kitchen/Diner. Door to Living Room.

Annexe Living Room - 4.78m x 3.56m (15'8" x 11'8")

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

Annexe Kitchen/Diner - 4.27m x 2.62m (14'0" x 8'7")

Wall and base units with work surfaces over and a one and a half bowl sink with mixer tap. Space for free-standing cooker. Space for fridge freezer. Double glazed window to the rear aspect. Fuse box. Radiator. Two ceiling light points. Door to the main house utility room.

Annexe Bedroom - 3.48m x 3.15m (11'5" x 10'4")

Double glazed window to the side aspect. Radiator. TV point. Coved ceiling with light point. Door to:

Annexe Ensuite - 2.08m x 1.14m (6'10" x 3'9")

Low level WC. pedestal wash basin. Shower cubicle. Radiator. Tiled floor. and fully tiled walls. Coved ceiling with light point. Double glazed window to the rear aspect.



Outside

The property is approached through timber gates onto a gravelled driveway with parking and turning spaces for several vehicles. There are lawned areas with many mature trees and shrubs and this extends to the side and then to the rear garden which overlooks open farmland and has a raised deck area and outside tap. To one side is a timber stable block with two stables and a feed room and an adjoining gym/office room. The property sits adjacent common land (the driveway actually crosses common land) and the Soham bypass, giving easy vehicle access to Soham, Ely and Newmarket.

Property Information.

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

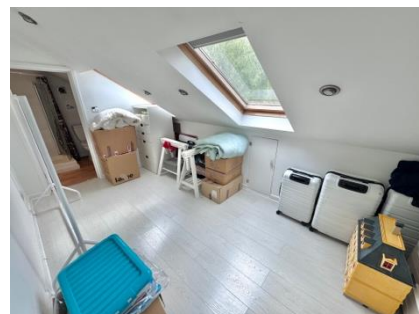
The property is Freehold with registered titles CB487276 and CB140719.

Heating and hot water are Oil Fired, but mains electric, water and sewerage are connected. There are no Restrictive Covenants, Wayleaves or Easements and Rights of Way exist over the Common Land for the benefit of the house owner.

Flood risk is very low.

Total Acreage is circa 0.55 acres (stms).

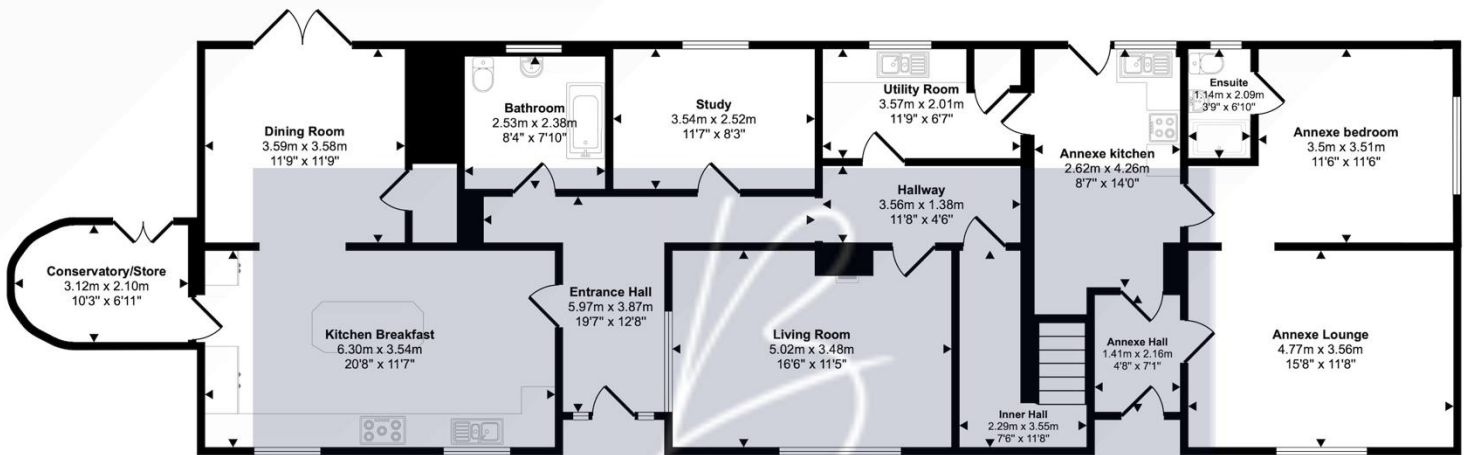
Estimated broadband speeds are Standard 25mbps and Ultrafast 1800mbps



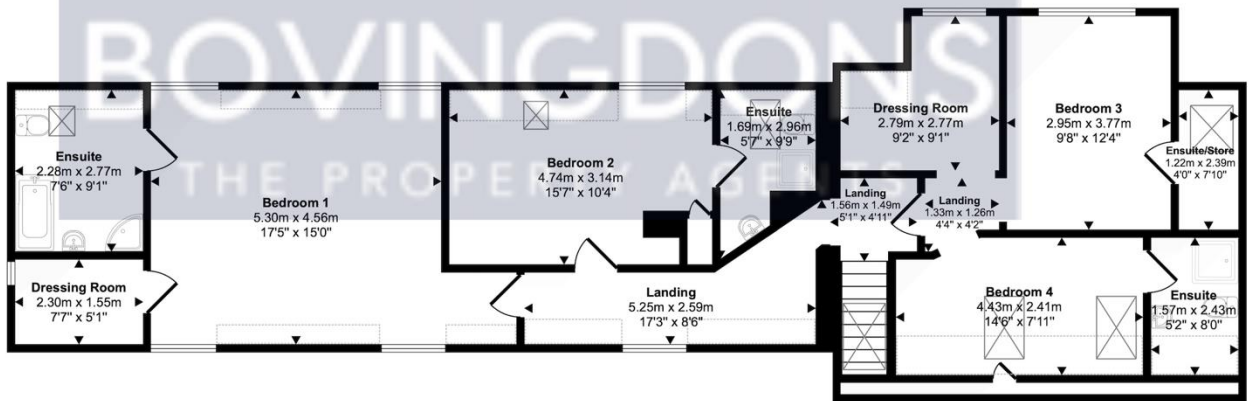


Floor Plan

Approx Gross Internal Area
276 sq m / 2968 sq ft



Ground Floor
Approx 164 sq m / 1770 sq ft



First Floor
Approx 111 sq m / 1198 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.

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.