



6 Hodson Close

Soham, Ely, Cambs, CB7 5PL

Guide Price £435,000



6 Hodson Close

Soham, Ely, Cambs CB7 5PL

Guide price £435,000



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 three-storey detached home provides great family-sized accommodation, benefitting from gas fired central heating, double-glazing, off-road parking, WC, Utility, two en-suites, dressing room, 4 double bedrooms and a cul-de-sac location close to the High Street. Presented in good decorative order, viewing is recommended.

Hallway

Part double glazed entrance door. Stairs to first floor with understairs storage cupboard. Radiator. Tiled floor. Central heating programmer. Coved ceiling with spotlights.

WC - 2.24m x 1.12m (7'4" x 3'8")

Tiled floor. Radiator. Extractor fan. Coved ceiling with spotlights. Wash basin in vanity unit with mixer tap. Low level WC.

Lounge Diner - 7.59m x 3.84m (24'11" x 12'7")

Tiled floor. Double glazed window, double glazed patio doors and double-glazed bay windows to the rear aspect. Coved ceiling with spotlights. Two radiators. Feature open fireplace to corner with stone effect hearth, surround and mantel (Gas point available).

Kitchen - 3.4m x 2.44m (11'2" x 8'0")

Double glazed window to the front aspect. Range of units at base and wall level with Quartz work surfaces and upstands over incorporating a one and a half bowl stainless-steel sink with mixer tap. Coved ceiling with spotlights. Tiled floor. Integrated Bosch stainless-steel oven with a 4-burner gas hob over and a glass splash back and Bosch stainless-steel extractor canopy above. Breakfast bar with quartz work top and upstand. Integrated fridge/freezer and integrated Neff dishwasher.

Utility Room - 2.92m x 2.74m (9'7" x 9'0")

(This is a conversion of the rear part of the integral garage). Tiled floor. Ceiling light point. Electric meter cupboard. Fuse Box. Work surface with cupboard under and spaces and plumbing for automatic washing machine and tumble dryer. Cupboard housing Worcester gas fired boiler serving central heating and hot water.

Landing

Double glazed window to the front aspect, Stairs to the second floor. Spotlights. Mains wired fire alarm. Radiator. Storage cupboard with shelving.

Bedroom 1 - 4.55m x 4.09m (14'11" x 13'5")

Two double glazed windows to the rear aspect. Radiator. Coved ceiling with light point. Door to:

Dressing Room - 2.16m x 1.91m (7'1" x 6'3")

Radiator. Coved ceiling with light point. Space for double wardrobes. Door to:

Ensuite - 2.59m x 2.59m (8'6" x 8'6")

Double glazed window to the front aspect. Heated towel rail. Corner shower cubicle. Wash basin in vanity unit with mixer tap and cupboard under. Coved ceiling with spotlights. Panelled bath with mixer tap. low level WC with storage cupboard. Tiled floor and splash areas. Extractor fan.



Bedroom 2 - 5.71m x 2.54m (18'9" x 8'4")

Double glazed window to rear aspect. Coved ceiling with spotlights. Radiator. Ceiling light point. Cupboard housing hot water tank and programmer. Door to:

Ensuite - 2.64m x 2.54m (8'8" x 8'4")

Tiled floor. Double glazed window to the front aspect. Shower cubicle. Pedestal wash basin with mixer tap. Low level WC. Tiled splash areas. Heated towel rail. Shaver socket and light. Extractor fan.

Landing 2

Radiator. Access to loft space. Mains wired fire alarm. Coved ceiling with spotlights.

Bedroom 3 - 4.6m x 3m (15'1" x 9'10")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bedroom 4 - 6.27m x 2.54m (20'7" x 8'4")

Double glazed windows to the front and rear aspects. Two radiators. Two ceiling light points. TV point.

Bathroom - 3.43m x 2.64m (11'3" x 8'8")

'P' Shaped panelled bath with mixer tap, shower and shower screen over. Low level WC. Wash basin with mixer tap in a vanity unit with cupboard under. Tiled floor and splash areas. Double glazed window to the front aspect. Heated towel rail; Extractor fan. Coved ceiling with spotlights.



Outside

The frontage of the property is block paved providing off road parking for 2-3 vehicles. with gas meter cupboard and a canopy over the entrance door. The integral garage has been split to provide a small storage area at the front and Utility to the rear. There is personal access to the side via a timber gate leading to the rear garden.

The rear garden has a block paved patio, artificial lawn area, raised timber decking and timber fencing to boundaries.



Property Information

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

The property is Freehold with registered title CB350636

Flood risk is very low.

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

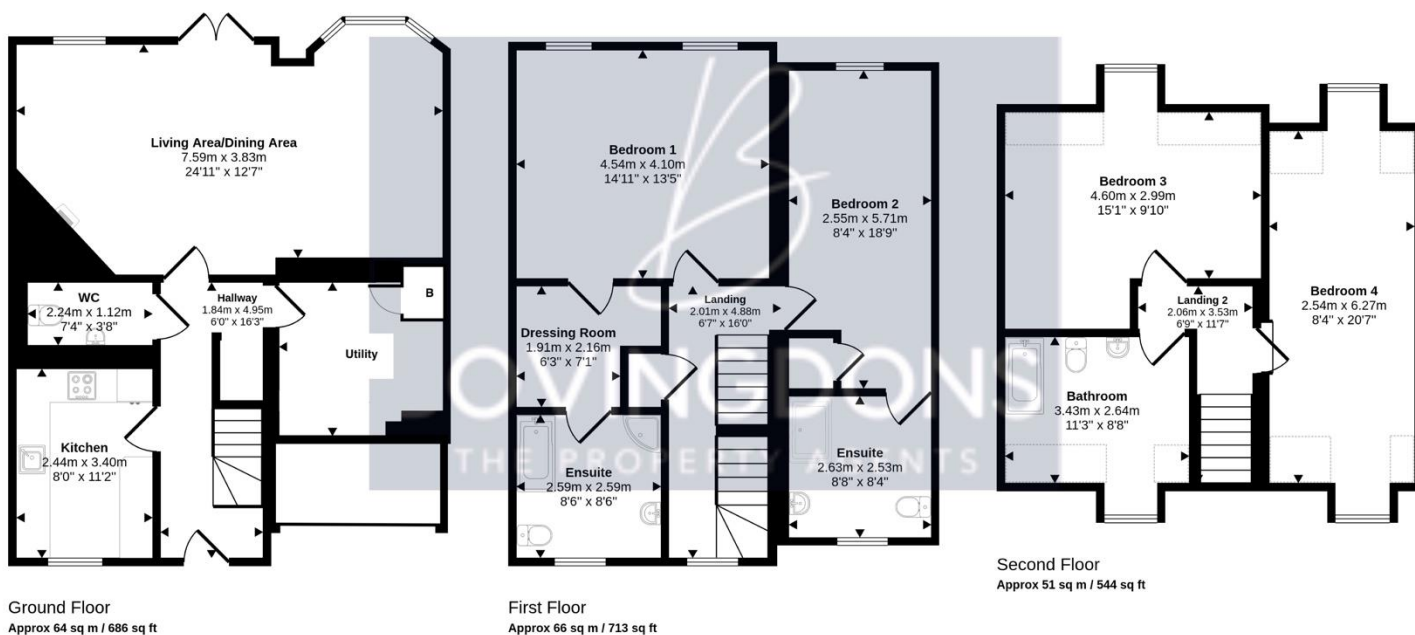
Estimated broadband speeds are Standard 18mbps, Superfast 80mbps & Ultrafast 1800mbps.





Floor Plan

Approx Gross Internal Area
181 sq m / 1943 sq ft



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.

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

Email: info@thebovingdons.co.uk.

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

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		