



7 Herbert Human Close

Soham, Ely, Cambs, CB7 5ZT

Guide Price £555,000



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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

This well presented and extended 5 bedroom detached house is situated in a cul-de-sac location, on the outskirts of the town, near to the Common. The family sized property benefits from gas fired central heating and double glazing, plenty of parking, detached garage, EV charging Station, Summer house, Garden shed, Utility, WC, two En-suites, study and spacious open plan kitchen diner. Viewing recommended.

Hall

Part double glazed entrance door. Double glazed window to the front aspect. Coved ceiling with ceiling light point. Stairs to first floor. Vertical radiator.

WC

Low level WC. Wall hung wash basin with mixer tap. Radiator. Extractor fan. Ceiling light point.

Living Room - 5.56m x 3.48m (18'3" x 11'5")

Double glazed window to the front aspect. Radiator. telephone point. Two ceiling light points. Glazed double doors to the dining area. Central heating thermostat. Gas fired coal effect fire on a marble hearth with marble insert and a timber surround and mantel.

Study - 2.9m x 2.87m (9'6" x 9'5")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Kitchen/Dining Room - 8.36m x 5.23m (27'5" x 17'2" max)

Spacious open plan room with a range of units at base and wall level with wooden work-surfaces over and an inset double bowl enamel sink with mixer tap. Double glazed window to the rear aspect Coved ceiling with spotlights. Skylight window over a central island with wood worktop and drawers. Integrated dishwasher. Bosch double oven and 4-ring electric hob over, glass splash back and stainless-steel extractor canopy above. Further eye level Bosch single oven. Space for American style fridge/freezer. Vertical radiators. Understairs storage cupboard. Glazed door to utility. Opening to dining area. Feature wood burner. Coved ceiling with two ceiling light points.

Utility - 1.88m x 1.57m (6'2" x 5'2")

Work surface with single bowl, stainless-steel sink with mixer tap and spaces and plumbing under for automatic washing machine and tumble dryer. Coved ceiling with spotlights. Extractor fan. Radiator.

Landing

Galleried landing with radiator, access to loft space, mains wired fire alarm and double-glazed window to the rear aspect.

Bedroom 1 - 3.99m x 2.72m (13'1" x 8'11")

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

Ensuite

Shower cubicle. Low level WC & Wash basin in vanity unit with mixer tap and cupboard under. Heated towel rail. Extractor fan. Ceiling light point.

**Bedroom 2** - 3.56m x 2.95m (11'8" x 9'8")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Mirror fronted sliding door to the walk-in dressing area (Approx 5'7" x 5'5") with ceiling light point.

Ensuite

Shower cubicle. Wash basin and low-level WC in vanity unit with mixer tap and cupboard. Heated towel rail. Extractor fan. Spotlights. Double glazed window to the rear aspect.

Bedroom 3 - 2.79m x 2.36m (9'2" x 7'9")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bedroom 4 - 2.69m x 2.54m (8'10" x 8'4")

Double glazed window to the side aspect. Radiator. Ceiling light point.

Bedroom 5 - 2.62m x 2.41m (8'7" x 7'11")

Double glazed window to the rear aspect. Radiator. Ceiling light point. Triple wardrobe with part mirrored sliding doors.

Bathroom

Panelled bath and shower with shower screen over and mixer tap. low level WC in vanity unit with cupboard. Heated towel rail. Double glazed window to the front aspect. Wash basin in vanity unit with cupboard under. Tiled splash areas. Extractor fan. Ceiling light point.



Outside

The frontage has an area of lawn and a large gravelled driveway providing off-road parking for several vehicles with Pod EV Charging station, which leads to a detached single garage with power and light (Currently split to provide storage area). There is a canopy over the entrance door and a personal gate to the rear garden.

The good-sized rear garden is enclosed with timber fencing and has a patio and area of artificial lawn, outside water tap, Summer house, large garden shed with light & power, and access to the store/gym to the rear of the garage.

Property Information.

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

The property is Freehold with registered title CB224230.

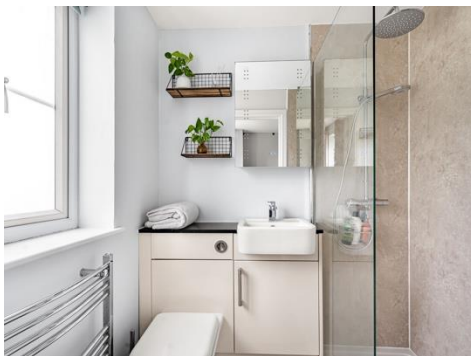
Flood risk is very low.

All main Utility services are connected.

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

Estimated broadband speeds are Standard 15mbps, Superfast 80mbps & Ultrafast 1800mbps.



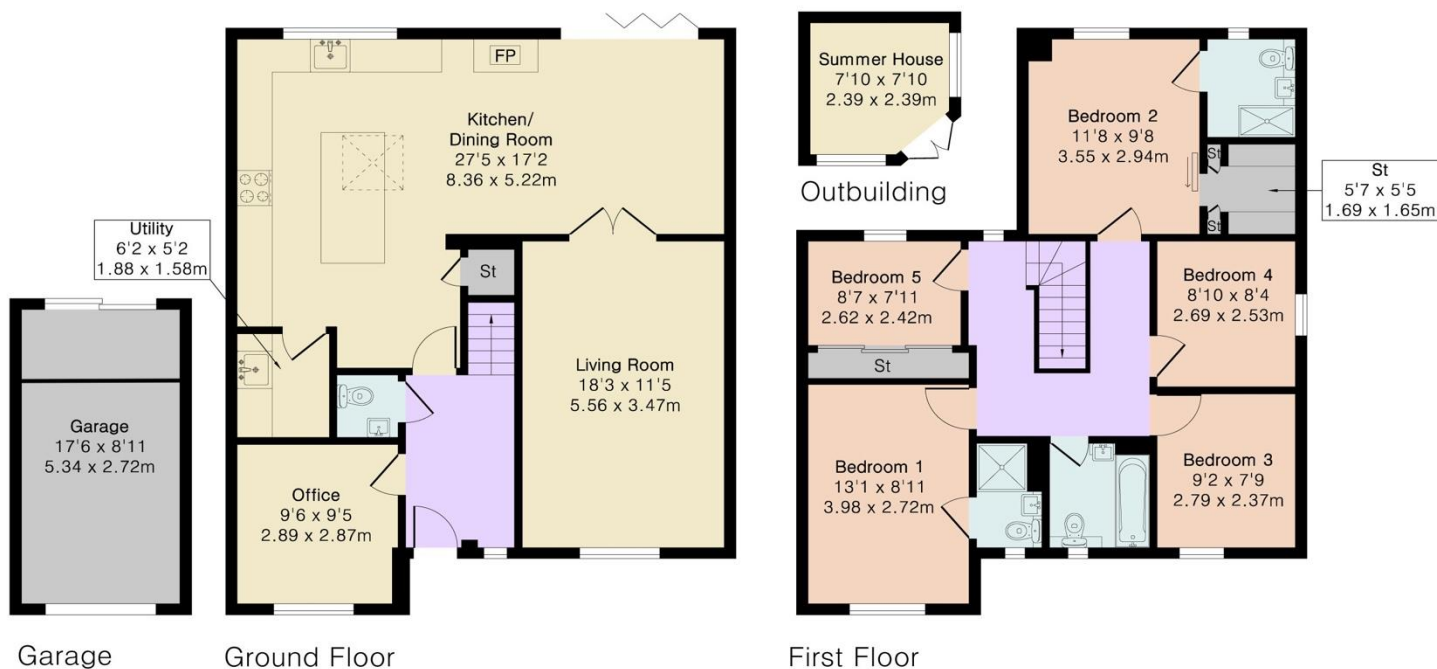


Floor Plan

Approximate Gross Internal Area 1573 sq ft - 146 sq m

Ground Floor Area 861 sq ft – 80 sq m

First Floor Area 712 sq ft – 66 sq m



Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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