



Sunburst Green, Soham

Pocock + Shaw



14 Sunburst Green  
Soham  
CB75WL

Pocock + Shaw are delighted to bring to the market this delightful three bedroom family home in the popular town of Soham. Entrance hall leading to the open plan living space of the ground floor, stairs leading to the first floor that has three good sized bedrooms, en suite and family bathroom. The current owner has made this property a lovely family home and viewing is essential to fully appreciate the spacious accommodation on offer.

Guide Price £340,000





Lounge 4.69m (15'5") x 3.32m (10'11")

A fantastic space that has been finished to the highest standards, wood effect flooring, New England style shutters, wood effect flooring, New England style shutters to the double glazed UPVC double glazed windows to the front aspect, double radiator and TV points.

Kitchen/Diner 5.37m (17'7") x 2.87m (9'5")

Offering a stylish navy blue kitchen, light coloured work tops, spacious dining area, double patio doors on to the garden, space for a washing machine, dishwasher and fridge freezer.

Completing the ground floor is a WC and understairs cupboard. There are stairs with stylish panelling leading to the first floor where you will find three good sized bedrooms, the master having its own en suite shower room, there is also a family bathroom.

Master Bedroom 3.92m (12'10") x 3.16m (10'4")

With a contemporary feel, this bedroom comes with an en suite shower room, UPVC double glazed windows to the rear aspect, double radiator, built in closet and soft under foot carpet.

Bedroom 2 - 2.92m (9'7") x 3.16m (10'4")

The tastefully decorated second bedroom is an excellent size and comes with a double radiator, UPVC double glazed window overlooking the front aspect and high quality carpets that compliment this room and the entire first floor.

Bedroom 3 - 2.87m (9'5") x 2.14m (7'0")

Currently a dressing area, this third bedroom offers a great space and comes with double radiator and a UPVC double glazed window to rear aspect.

Family Bathroom 1.88m (6'2") x 2.14m (7'0")

With a white three piece suite consisting of a bath, low level WC and pedestal hand wash basin, stylish tiled surround, double radiator and UPVC double glazed frosted window to the front aspect.

There is a useful storage cupboard off the landing, along with loft access.

#### Outside

The property is nestled in a tucked away position in this family friendly residential area of Soham. To the left of the property is the single garage with power and light connected, there is also rear access from the garden. There is gated access to the rear of the property where you will find the low maintenance outdoor space with its lounge area to the rear, high quality artificial grass and patio area which is perfect for alfresco dining.

#### Tenure

The property is freehold.

#### Services

Mains water, gas, drainage and electricity are connected.

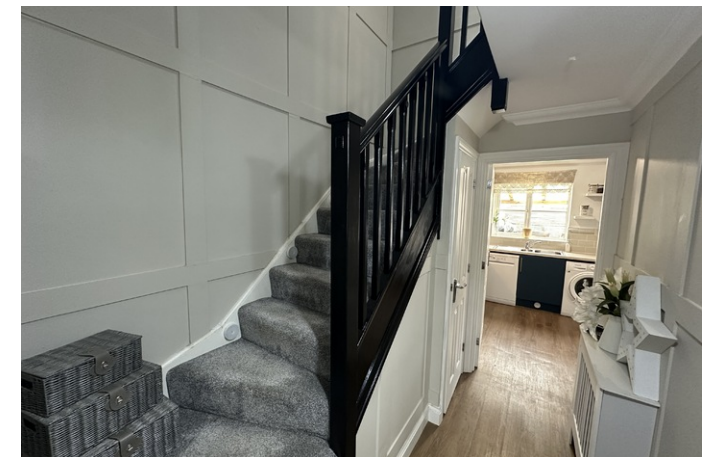
The property is not in a conservation area. The property is not at risk of flooding.

#### Broadband

Basic - 16 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1000 Mbps

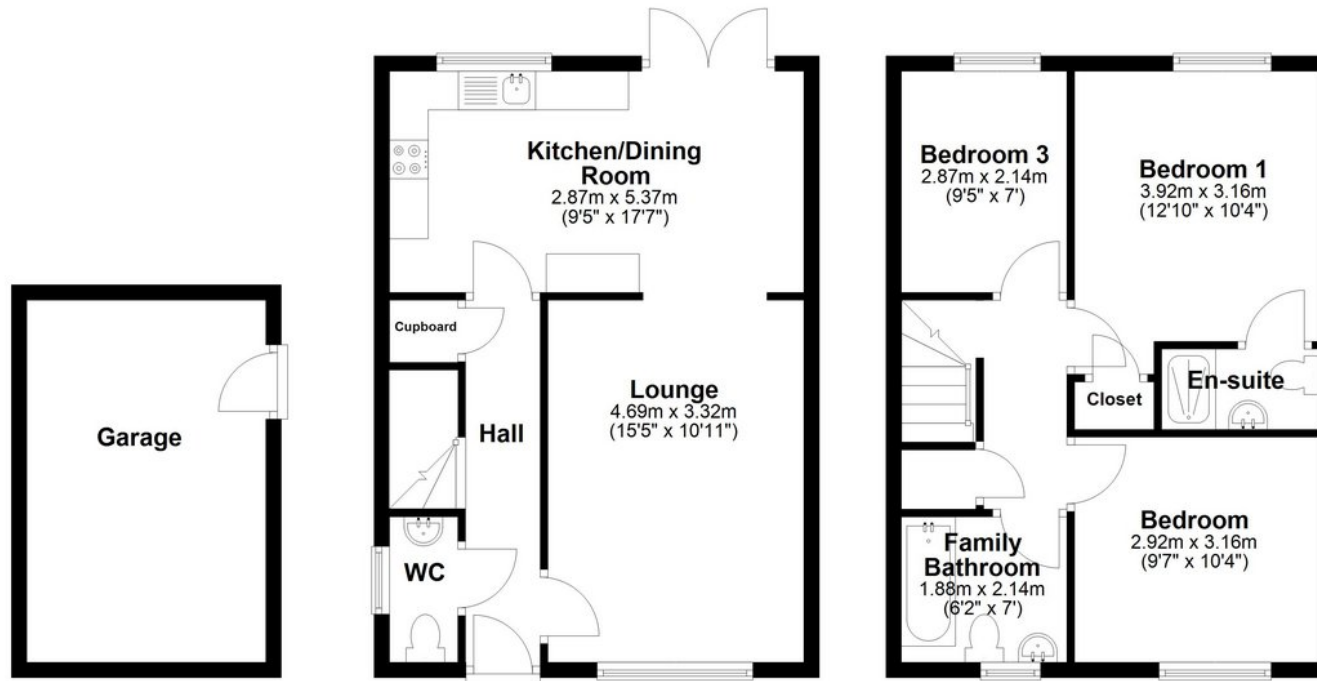
Council Tax Band: E East Cambs District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS



### Sunburst Green

Approx. 97.0 sq. metres (1043.8 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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