



White Hart Lane, Soham

Pocock + Shaw

2b White Hart Lane
Soham
Cambridgeshire
CB7 5JQ

A DETACHED individually designed non estate modern house situated close to the town centre.

Hall, cloakroom, kitchen/dining room opening to a sitting room, two double bedrooms both with en suites, enclosed courtyard garden & off road parking.

Guide Price £299,950
No Chain



SOHAM is a small thriving market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. It has a varied selection of shops, sporting facilities public houses and good educational outlets, including three primary schools and a Village College. The A14 is available at Newmarket and this in turn, leads into the M11. Soham's passenger railway reopened on the Ipswich to Ely line in late 2021, a short journey to Ely provides further rail access, with direct links into London.

This detached non estate house offers unique accommodation, designed to maximise on internal space. It is light and airy with an open plan feel to the ground floor complimented by two double bedrooms, both with en suite shower rooms. With the benefit of UPVS double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Hall

With a window to the side, double doors leading to the Kitchen/Dining Room, door to:

Cloakroom

Fitted with a two piece suite comprising of a hand basin and low-level WC, extractor fan, tiled splashback, tiled flooring.

Kitchen/Dining Room 5.96m (19'6") x 2.83m (9'3")

Fitted with a range of base and eye level units, stainless steel sink with double drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, window to the front and two windows to the side, wooden floor, built in storage cupboard, double doors to:

Sitting Room 4.19m (13'9") x 3.93m (12'11")

With a feature coal effect fireplace, wooden floor, staircase to the 1st floor, double doors to the garden with windows either side.

First Floor

Landing

Bedroom 1 3.98m (13'1") x 3.78m (12'5") max

With a double radiator, built in storage cupboard/wardrobe, two doors to the rear with Juliette balconies.

En-suite Shower Room

Fitted with a four piece suite comprising of a shower enclosure, wash hand basin with cupboard under, mixer tap, tiled splashback, shaver point and light, bidet, low-level WC and extractor fan, window to the side, heated towel rail, tiled flooring, recessed ceiling spotlights.

Additional En-Suite Bathroom

Fitted with a bath, extractor fan, skylight, two heated towel rails, recessed ceiling spotlights, built in storage cupboard.

Bedroom 2 3.77m (12'5") x 2.46m (8'1") max

With two windows to the front, radiator, door to:

En-suite Shower Room

Fitted with a three piece suite comprising of a shower, wash hand basin with cupboard under, mixer tap, tiled splashback, shaver point and light, low-level WC and extractor fan, window to the side, heated towel rail, tiled flooring, recessed ceiling spotlights.

Outside

The property has a block paved drive to the front with parking for two cars. The rear garden is



enclosed with patio area, shrubs, integrated
External Store Room 3.57m (11'9") x 1.21m (4')
With a range of shelving and two doors at either
end. Timber garden shed and side path with gate
to the front.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are
connected.

The property is in an conservation area. The
property is in a no risk flood area.

Internet connection, basic: 18Mbps, Ultrafast:
57Mbps.

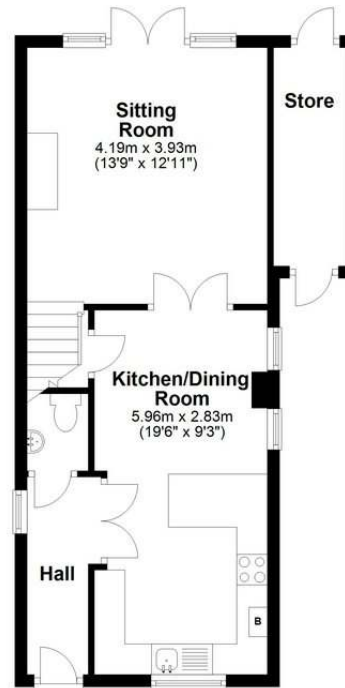
Mobile phone coverage by the four major carriers
available.

EPC: C

Council Tax Band: C West Suffolk District
Council.

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

Ground Floor
Approx. 43.9 sq. metres (472.2 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 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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