



Crucian Way, Soham, Ely, Cambridgeshire

Pocock + Shaw

4 Crucian Way
Soham
Ely
Cambridgeshire
CB7 6AD

A brand new 4 bedroom detached of unique design to Felix Park development and superbly positioned in arguably the prime plot adjoining an open green space bordered by established trees. The property is offered with no chain having never been occupied benefitting from a well equipped fitted kitchen and dining area, 2 further reception areas and 4 double bedrooms with 1 ensuite. A particular feature is the excellent corner position with a large rear garden, an ample driveway and a large double garage.

Guide Price £525,000



Location Soham 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. The town has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctors 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.

Entrance hall with a part glazed composite door, stairs leading to the first floor, wood effect flooring.

Cloakroom with a concealed cistern low level WC, hand basin, wood effect flooring.

Living room 18'10" x 13'4" (5.75 m x 4.06 m) a double aspect room with wood effect flooring, pair of doors leading to the dining area.

Study 9'11" x 5'8" (3.03 m x 1.73 m) with wood effect flooring.

Kitchen 11'6" x 10'2" (3.50 m x 3.10 m) with a comprehensive range of fitted base and wall mounted units, composite worktops with integrated sink, fitted appliances comprising an eye level oven and grill and microwave/oven combination, induction hob with extractor hood over, integrated fridge, freezer and dishwasher, wood effect flooring.

Dining area 13'4" x 10'2" (4.06 m x 3.10 m) with wood effect flooring and a pair of French doors leading to the rear garden.

Utility room 10'2" x 5'6" (3.10 m x 1.68 m) with a range of fitted base and wall mounted units, sink and drainer, wall mounted gas fired boiler, wood effect flooring, part glazed door to the garden.

First floor landing

Bedroom 1 13'1" x 12'4" (3.99 m x 3.75 m) with fitted wardrobes.

Ensuite shower room with a walk in shower cubicle, hand basin and concealed cistern low level WC, wood effect flooring.

Bedroom 2 13'11" x 10'7" (4.24 m x 3.22 m)

Bedroom 3 13'11" x 10'0" (4.24 m x 3.05 m)

Bedroom 4 11'9" x 9'0" (3.58 m x 2.75 m)

Bathroom with a bath, hand basin and low level WC.

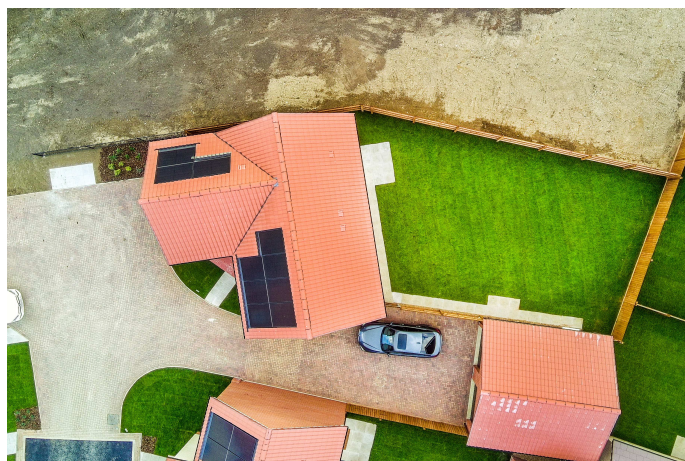
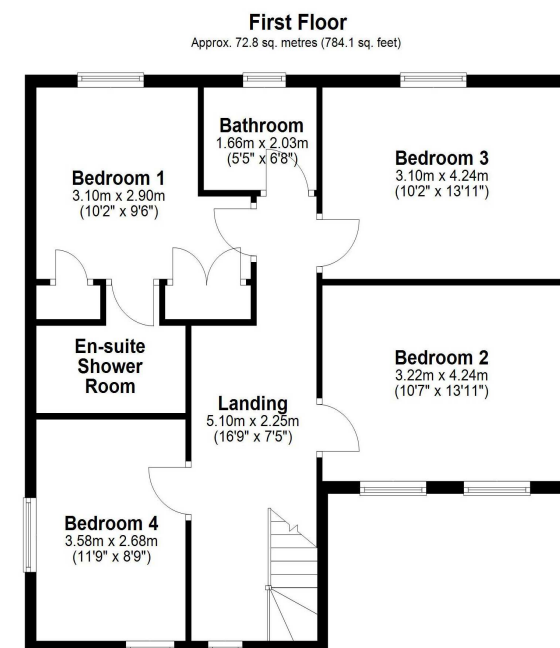
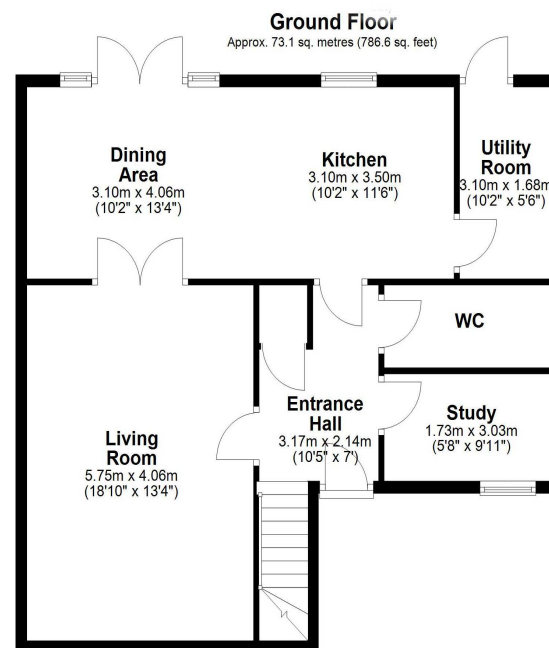
Outside The property stands in arguably the prime plot of the development standing in attractive corner position adjoining an open green space with established tree boundaries. The property stands at the head of a block paved driveway shared with 2 adjoining properties, with a front garden laid to lawn and a pathway leading to the front covered entrance area. To the right of the property is a substantial block paved driveway leading to a large double garage with 2 up and over doors to the front and a pedestrian door to the side. A substantial rear garden is laid to lawn with a patio area and a pedestrian gated access to the side.

Services and tenure Details to be confirmed.

Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 145.9 sq. metres (1570.8 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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