



**12 Avocet Grove,**  
Soham, Cambs CB7 5GN  
**Guide Price £475,000**



Spacious 4 bed detached home with WC, living room, family room, study, kitchen/diner, two ensuites, family bathroom, parking and garage, gas fired central heating & double glazing, situated in a cul-de-sac on the northern outskirts of the town.





## 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, M&S Local 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.

### Entrance Hall

Stairs to first floor. Understairs storage cupboard. Two radiators. Double glazed window to the front aspect. Central heating thermostat.

### Cloakroom - 1.65m x 0.91m (5'5" x 3'0")

Low level WC. Pedestal wash basin. Radiator. Fusebox. Extractor

### Living Room - 4.34m x 3.86m (14'3" x 12'8")

Double glazed window to side aspect. Double glazed doors to the rear garden. Radiator. Feature wood burning stove. Two ceiling light points.

### Kitchen/Diner - 4.72m x 2.51m (15'6" x 8'3" plus 14' 9" x 10'6" - 'L' Shaped)

Range of units at base and wall level with work surfaces over. One and a half bowl sink with mixer tap. Double glazed window to front aspect. Double glazed window and door to the rear garden. Tiled flooring. Tiled splash areas. Radiator. Spotlights to ceiling. Integrated fridge freezer. Integrated dishwasher. Gas hob with oven under. Plumbing for automatic washing machine.

### Study - 2.77m x 2.21m (9'1" x 7'3")

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

### Family Room - 4.5m x 3.02m (14'9" x 9'11")

Double glazed windows to the front and side aspects. Radiator. Ceiling light point.





## Landing

Access to loft space. Two double glazed windows to the rear aspect. Two ceiling light points. Radiator. Airing cupboard with hot water tank and shelving.

## Bedroom 1 - 4.5m x 3.12m (14'9" x 10'3")

Double glazed windows to the side and front aspects. Radiator. Two ceiling light points.

## Ensuite - 2.51m x 1.04m (8'3" x 3'5")

Double glazed window to the front aspect. Radiator. pedestal wash basin. Low level WC. Shower cubicle. Extractor fan.

## Bedroom 2 - 3.84m x 2.59m (12'7" x 8'6")

Dual aspect double glazed windows to rear and side. Radiator. Ceiling light point.

## Ensuite - 1.57m x 1.52m (5'2" x 5'0" plus shower cubicle.)

Shower cubicle. Pedestal wash basin. Low level WC. Tiled splash areas. Radiator. Extractor fan.

## Bedroom 3 - 4.65m x 2.36m (15'3" x 7'9")

Two double glazed windows to the front aspect. Radiator. Two ceiling light points.

## Bedroom 4 - 3.61m x 2.06m (11'10" x 6'9")

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

## Bathroom - 2.26m x 2.18m (7'5" x 7'2")

Double glazed window to the side aspect. Panelled bath. Pedestal wash basin. Low level WC. Radiator. Extractor fan. Tiled splash areas.

## Outside

The enclosed rear garden is laid mainly to lawn with a paved patio area. Personal gate to the drive and door to a single garage with up and over door, power and light. The boundary has part brick walling and part timber fencing.

The frontage has a parking area for 1-2 vehicles and a further parking space in front of the garage with some landscaped bedding.



**Notes**

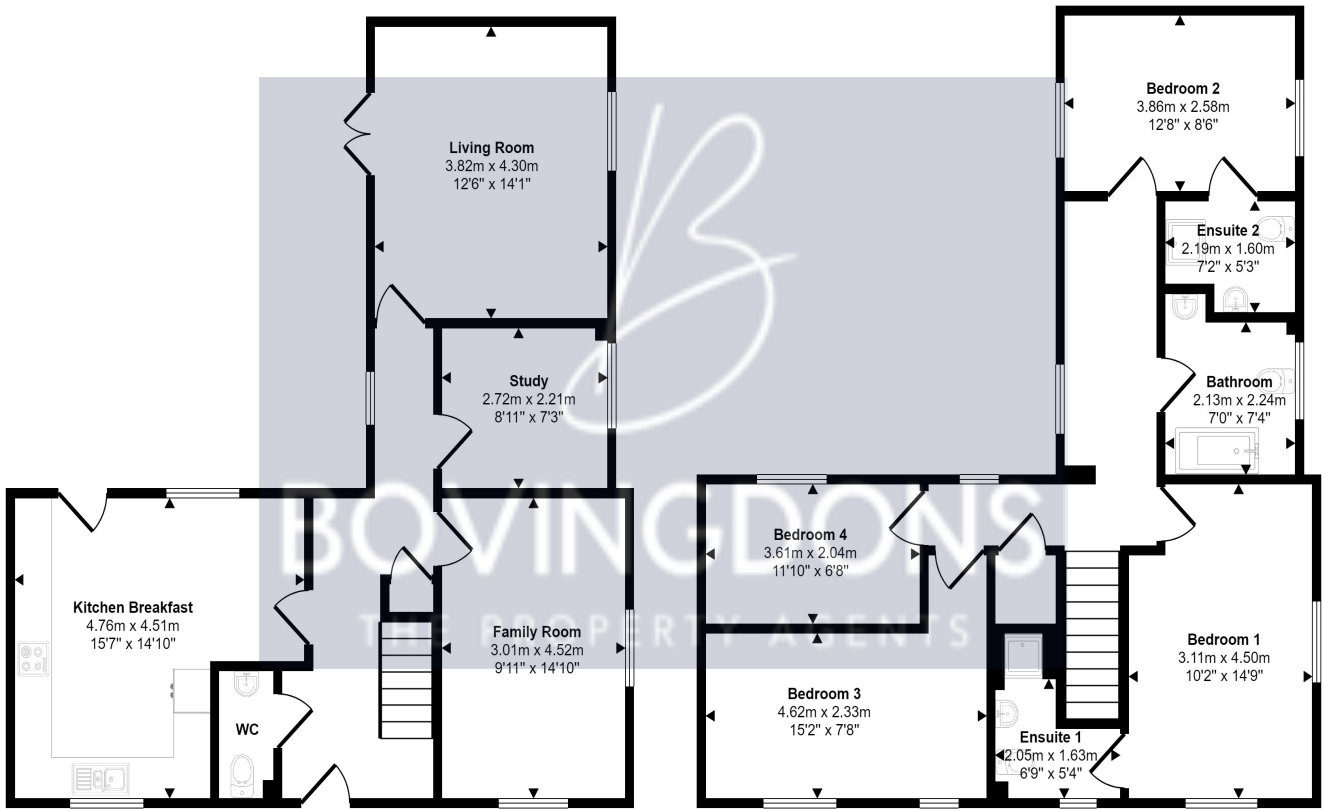
Local Council is East Cambridgeshire District Council

Tax Band is E.

The property has solar panels to the rear roofs, which contribute to reduced electricity costs.

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

Approx Gross Internal Area  
144 sq m / 1546 sq ft



Ground Floor  
Approx 72 sq m / 770 sq ft

First Floor  
Approx 72 sq m / 776 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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