



Tamabrell, 2a Northfield Rd

Soham, Ely, Cambs, CB7 5UE

Guide Price £379,995



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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, 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.

Description

Spacious 3 bed detached bungalow on the outskirts of the town, which offers no onward chain. The property benefits from gas fired central heating, double glazing and solar panels, together with a single garage and private driveway for several vehicles, two WC's, conservatory and timber garden store.

Hall

Part Double glazed Upvc entrance door and side panel. Two radiators. Coved ceiling with ceiling light point. Central heating thermostat. Three wall light points.

Living Room - 6.15m x 4.57m (20'2" x 15'0")

Double glazed window to the front aspect. Two radiators. Dado rail. TV and telephone points. Four wall light points. Coved ceiling and two ceiling light points. Feature fireplace with marble hearth and tiled surround.

Kitchen - 3.51m x 2.77m (11'6" x 9'1")

Double glazed window to the side aspect. Range of units at base and wall level with roll top work surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas. Tiled flooring. 4 Ring gas hob with Electric single oven underneath and Extractor canopy over. Radiator. Coved ceiling with light point. Part glazed double doors to the dining/Family Room. Door to Utility.

Dining/Family Room - 3.73m x 3.51m (12'3" x 11'6")

TV Point. Coved ceiling with light point. Radiator. Double glazed doors and side windows to the Conservatory.

Utility - 3.05m x 2.72m (10'0" x 8'11")

Tiled flooring. Work surface with space and plumbing for appliances below. Tiled splash areas. Wall cupboards. Double glazed door and window to the front aspect. Cupboard housing pre lagged hot water tank and Baxi Gas fired boiler serving central heating and hot water with shelf. Built-in tall storage cupboard. Access to loft space. Coved ceiling with light point. Extractor. Radiator. Door to rear lobby.

Rear Lobby - 1.7m x 1.52m (5'7" x 5'0")
Tiled floor. Radiator. Half tiled walls. Double glazed door to the rear garden. Space for fridge freezer. Coved ceiling with light point. Door to:

WC - 1.7m x 0.86m (5'7" x 2'10")
Tiled floor. Radiator. Low level WC. Corner wash basin. Dado rail. Coved ceiling with light point. Double glazed window to the rear aspect.

Bedroom 1 - 3.89m x 3.53m (12'9" x 11'7")
Double glazed window to the rear aspect. Dado Rail. Radiator. Coved ceiling with light point. Built-in wardrobes with sliding doors.

Bedroom 2 - 3.51m x 2.77m (11'6" x 9'1")
Double glazed window to the front aspect. Radiator. Dado rail. Meter cupboard and solar panel switch. Coved ceiling with light point.

Bedroom 3 - 2.79m x 2.44m (9'2" x 8'0")
Double glazed window to the side aspect. Dado Rail. radiator. Coved ceiling with light point.

Bathroom - 2.69m x 2.67m (8'10" x 8'9")
Fully tiled room with Corner bath. Corner shower cubicle. Radiator. Wash basin in a vanity unit with cupboards under, and mirror with lights to side.. Tiled floor. Coved ceiling with light point. Double glazed window to the side aspect.

WC - 2.44m x 0.97m (8'0" x 3'2")
Double glazed window to the side aspect. Radiator. Low level WC. Half tiled walls. Coved ceiling with light point.

Conservatory - 3.94m x 2.06m (12'11" x 6'9")
Brick and Upvc construction with double glazed windows to sides and rear and double-glazed sliding patio doors to the rear garden. tiled floor. Radiator. Wall light point. Polycarbonate roof.

Outside

The rear garden has a patio, area of lawn with mature apple tree. Flower and shrub borders. Timber fencing to boundaries. Timber summerhouse. Outside tap. Further timber garden shed with water butt. Wrought Iron personal gate to the front garden. Double glazed door to the rear of the garage.

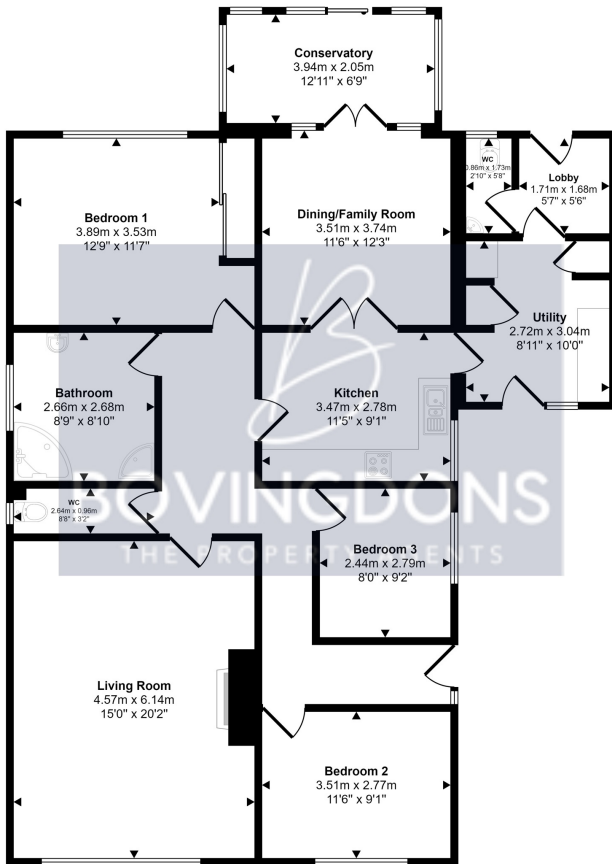
The frontage is enclosed by mature hedging and has a block paved driveway providing off road parking for several vehicles.





Floor Plan

Approx Gross Internal Area
136 sq m / 1467 sq ft



Floorplan

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.



Viewing

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

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Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		