



## 14 Sunburst Green

Soham, Ely, Cambs, CB7 5WL

**Offers Over £325,000**





# 14 Sunburst Green

Soham, Ely, Cambs, CB7 5WL

**Offer over £325,000**



## 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 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.

## Description

Well-presented 3 bed semi-detached home, built in 2018 by respected developer, Hopkins Homes. This family home, is situated on the edge of the development and benefits from gas fired central heating, double glazing, WC, ensuite, driveway and a single detached garage.

## Hall

Stairs to first floor. Central heating thermostat. Radiator. Understairs storage cupboard with Fusebox. Coved ceiling with light point.

## WC - 1.88m x 0.86m (6'2" x 2'10")

Double glazed window to the side aspect. radiator. Wash basin with mixer tap. Tiled splash area. Coved ceiling with light point.

## Living Room - 4.7m x 3.33m (15'5" x 10'11")

Double glazed window to the front aspect. Radiator. TV and telephone points. Coved ceiling with light point. Opening to:

## Kitchen/Diner - 5.36m x 2.82m (17'7" x 9'3")

Range of units at base and wall level with roll-top worksurfaces over incorporating a one and a half bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect. Tiled splash areas. Plumbing and spaces for dishwasher and washing machine. 4-Ring gas hob with oven under and extractor over. Space for upright fridge/freezer. Central heating programmer. Coved ceiling and 2 ceiling light points. Wood panelling to wall. Radiator. Double glazed Patio doors to the rear garden.

## Landing

Wood panelling to wall. Coved ceiling with light point. Radiator. Over stairs cupboard with hot water tank and shelving.



**Bedroom 1** - 3.15m x 3.1m (10'4" x 10'2"  
Widens to 11'3")  
Double glazed window to the rear aspect.  
Radiator. Built-in wardrobe. Central heating  
thermostat. Coved ceiling with light point. Door  
to:

**Ensuite** - 1.47m x 1.27m (4'10" x 4'2" plus  
shower)  
Low level WC. Pedestal wash basin. Shower  
cubicle. Tiled splash areas. Radiator. Coved  
ceiling with light point and extractor.

**Bedroom 2** - 3.12m x 2.95m (10'3" x 9'8")  
Double glazed window to the front aspect.  
Radiator. Coved ceiling with light point.

**Bedroom 3** - 2.67m x 2.06m (8'9" x 6'9"inc  
wardrobes.)  
Double glazed window to the rear aspect.  
Radiator. access to loft space. Coved ceiling  
with light point.

**Bathroom** - 2.13m x 1.88m (7'0" x 6'2")  
Panelled bath with mixer tap and shower  
attachment. Pedestal wash basin. Low level  
WC. Double glazed window to the front aspect.  
Extractor. Tiled splash areas. Radiator. Shaver  
socket. Coved ceiling with light point.

**Outside**  
Detached single garage with personal door to  
the rear garden and parking to the front for 2  
vehicles, with gas and electric meters. A paved  
path leads to the entrance door and there is  
mature shrub planting.

The rear garden is fully enclosed with timber  
fencing and has a patio and area of artificial  
lawn, together with a pergola and raised deck  
area.

### **Property Information.**

Local Council is East Cambridgeshire District  
Council

Council Tax Band is B.

Property is Freehold

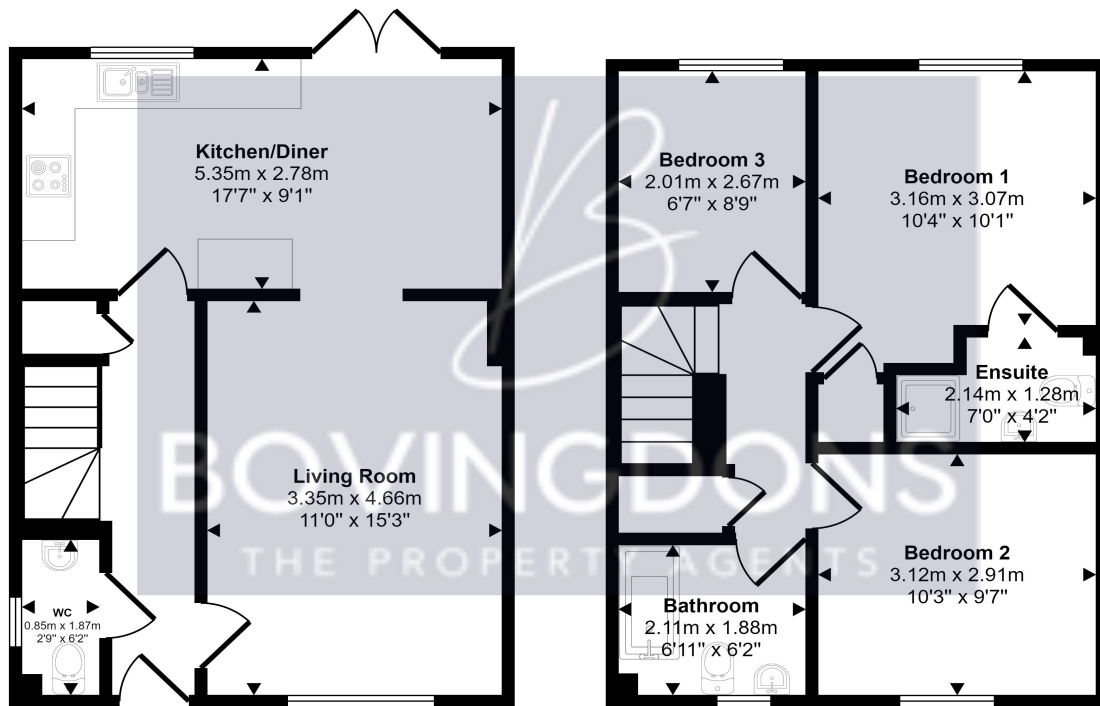
EPC is 87 (B)

All mains services are supplied.





Approx Gross Internal Area  
82 sq m / 881 sq ft



Ground Floor  
Approx 41 sq m / 444 sq ft

First Floor  
Approx 41 sq m / 437 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.

The vendor informs us there has been no flooding, no wayleaves, easements or public rights of way. Broadband speeds are estimated at Basic - 16Mbps, Superfast - 80 Mbps, Ultrafast - 1,000 Mbps.

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

### Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.