



36 Morello Chase
Soham, Ely CB7 5WQ
Guide Price £525,000

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A brand new individual, detached family home standing towards the end of a quiet cul-de-sac and set on the outskirts of this thriving town and within easy reach of Ely, Newmarket and Cambridge.

Cleverly planned and finished to a high level of specification throughout, this impressive home offers accommodation to include a fabulous kitchen/dining room/family room with built in appliances, living room, utility room, cloakroom, six double bedrooms (Ensuite to master) and a family bathroom.

Externally the property offers integral garage, additional parking and a fully enclosed rear garden.

Council Tax: TBC

EPC: TBC

Accommodation Details

Entrance Hall

With staircase rising to the first floor, window to the front aspect, doors to:

Living Room

4.90m x 3.61m (16'1 x 11'10)

With window to the front aspect.

Kitchen/Dining/Family Room

9.19m x 3.61m (30'2 x 11'10)

Fitted appliances to include oven with hob and extractor over, dishwasher and fridge freezer, window to the rear aspect, bi-folding doors opening out onto the rear garden.

Utility Room

3.61m x 1.80m (11'10 x 5'11)

With window to the side aspect, door leading out to side passage.

Cloakroom

2.29m x 0.99m (7'6 x 3'3)

Fitted low level WC and hand wash basin.

FIRST FLOOR

Landing

With window to the front aspect, storage cupboard, doors to:

Bedroom 1

4.55m x 3.63m (14'11 x 11'11)

With radiator, window to the rear aspect, door to:

Ensuite

3.20m x 1.50m (10'6 x 4'11)

With obscured window to the side aspect.

Bedroom 2

4.55m x 3.63m (14'11 x 11'11)

With radiator, window to the rear aspect.

Bedroom 3

3.99m x 3.61m (13'1 x 11'10)

With radiator, window to the front aspect.

Bedroom 4

3.58m x 3.20m (11'9 x 10'6)

With window to the front aspect, radiator.

Bathroom

3.40m x 2.01m (11'2 x 6'7)

With obscured window to the side aspect.

SECOND FLOOR

Bedroom 5

5.09 x 3.20 (16'8" x 10'5")

With Velux roof lights.

Bedroom 6

5.09 x 4.76 (16'8" x 15'7")

With Velux roof lights.

Outside - Front

Paved driveway leading to garage.

Outside - Rear

Part laid to lawn and part laid to a paved patio terrace, timber fencing and gated access to the side of the property.

Integral Garage

5.00m x 3.00m (16'5 x 9'10)

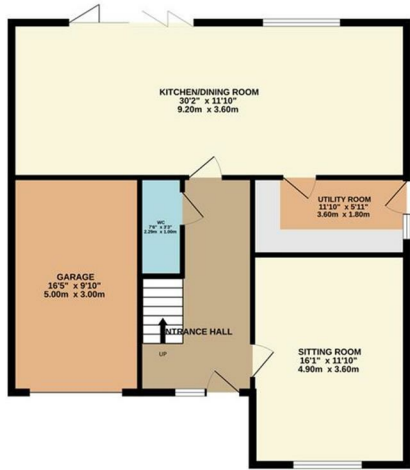
Connected to power and lighting.

Agents Notes

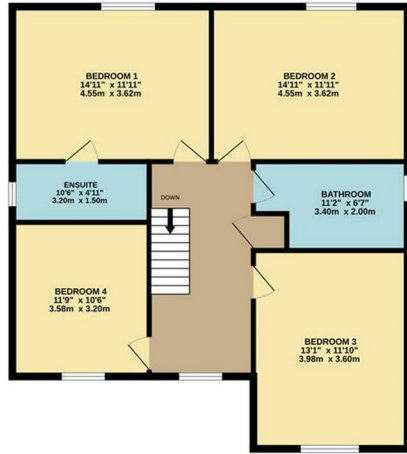
Sold by Regent Construction
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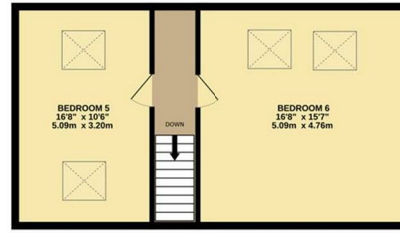
GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.5 sq.m.) approx.



2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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