



**Perch Chase, Soham**  
**Ely, Cambs CB7 6AJ**  
**Offers In Excess Of £325,000**

**MA**  
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# Perch Chase, Ely, Cambs CB7 6AJ

A superbly presented modern three-bedroom detached home on a recently constructed development in the well-connected and well-served town of Soham.

Built by Orbit Homes on the Felix Park development, this property offers spacious rooms with plenty of natural light throughout. It comprises an entrance hall, a living room, a stylish kitchen/dining room with a breakfast bar, a cloakroom, three bedrooms (including an en-suite to the main bedroom), and a family bathroom.

Externally, the property features an enclosed rear garden laid to lawn, with a patio area suitable for tables and chairs. It also includes a single garage, a driveway providing off-road parking for multiple vehicles, and an electric car charging point.

This property represents a brilliant opportunity for a move-in-ready home. Viewing is recommended.

## Entrance Hall

Doors leading to kitchen/dining room, living room, cloakroom and under stair cupboard. Wood effect flooring. Radiator.

## Kitchen/Dining Room

19'1" x 11'1"  
Spacious kitchen/dining room with window over looking rear garden and French doors leading to rear garden. Kitchen: range of contemporary base and eye level cupboards and storage drawers with work top over, incorporating breakfast bar seating area. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset electric hob and extractor over. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine and tumble dryer. Attractively tiled throughout working areas. Attractively panelled wall in dinning area. Wood effect flooring throughout. Radiator. Door leading to entrance hall.

## Living Room

15'3" x 10'0"  
Bright living room with attractive bay window overlooking front aspect. Radiator. Door leading to entrance hall.

## Cloakroom

Contemporary white suite comprising low level W.C. with concealed cistern and inset flush. Wall mounted hand basin with mixer tap over. Radiator. Attractive tiling to wet areas. Wood effect flooring. Door leading to entrance hall.

## Landing

Doors leading to all bedrooms, bathroom and airing cupboard. Loft access hatch. Door to ground floor.

## Bedroom 1

11'9" x 10'3"  
Spacious double room with window overlooking rear aspect. Built-in wardrobe. Radiator. Doors leading to en suite and landing.

## En Suite

Contemporary white suite comprising low level W.C. with concealed cistern and inset flush, pedestal hand basin with mixer tap over and walk-in shower with glass sliding doors. Ladder style radiator. Attractively tiled to wet areas. Wood effect flooring. Door to bedroom 1

## Bedroom 2

10'3" x 9'3"  
Double room with window overlooking front aspect. Radiator. Door leading to landing.

## Bedroom 3

11'5" x 8'7"  
Good size single room with window overlooking rear aspect. Radiator. Door leading to landing.

## Bathroom

Contemporary white suite comprising low level W.C. with concealed cistern and inset flush. Wall mounted hand basin with mixer tap over. Panelled bath with mixer tap over and glass splash screen. Ladder style radiator. Attractive tiling to wet areas. Wood effect flooring. Obscured window. Door leading to landing.

## Outside - Front

Paved pathway leading to front door with storm porch. Lawned areas either side with shrub planting. Block paved driveway leading to garage. EV charging point.

## Outside - Rear

Fully enclosed garden mainly laid to lawn, with patio seating area leading from dining area with views over countryside. Side access gate.

## PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 89 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,  
1000Mbps download, 220 Mbps upload

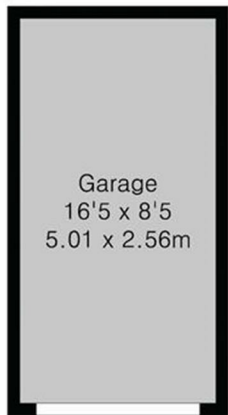
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

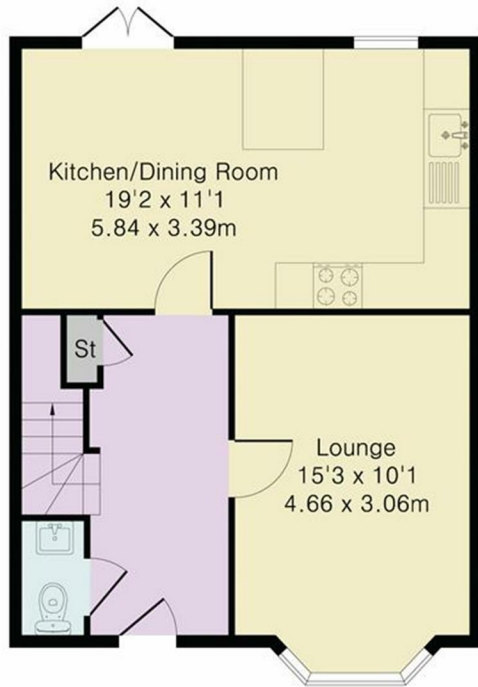
– None that the vendor is aware of



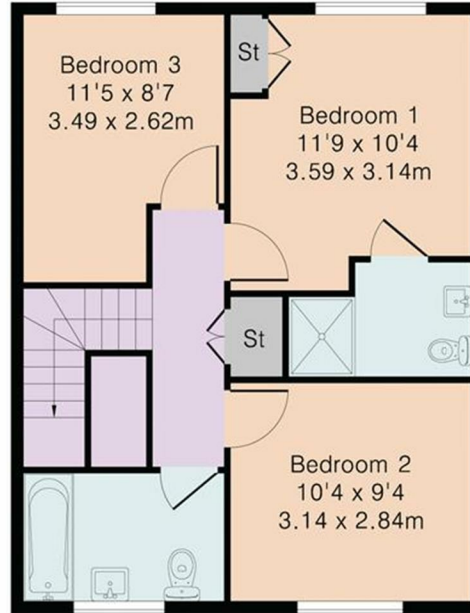
Approximate Gross Internal Area 1107 sq ft – 103 sq m  
 Ground Floor Area 489 sq ft – 45 sq m  
 First Floor Area 480 sq ft – 45 sq m  
 Garage Area 138 sq ft – 13 sq m



Garage



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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