



**Qua Fen Common, Soham, Ely, Cambridgeshire CB7 5DQ**

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## Qua Fen Common, Soham, Ely, Cambridgeshire CB7 5DQ

A superb five bedroom detached family home set in this popular location of Qua Fen Common, close to all local amenities, and with the benefit of being offered for sale with no upward chain.

- Substantial Detached Family Home
- Living Room & Dining/Family Room
- Office/Bedroom Six
- Five Bedrooms
- Two Bathrooms
- Attached Large Garage
- Fully Enclosed Rear Garden
- Solar Panels Fitted
- No Upward Chain

**Guide Price: £535,000**



**SOHAM** is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

**ENTRANCE HALL** with ceramic tiled floor, staircase rising to first floor and storage cupboard.

**FAMILY ROOM / DINING ROOM** 20'3" x 11'9" (6.17 m x 3.58 m) with two windows to front aspect and sliding patio doors opening to rear garden, African slate tiled flooring, two radiators.

**LIVING ROOM** 21'0" x 11'7" (6.40 m x 3.53 m) with two windows to front aspect, wood flooring, feature open fire with brick surround, two radiators.

**KITCHEN** 13'1" x 11'11" (3.99 m x 3.63 m) Dual aspect with two windows to either side. Fitted with a range of wall and base units worksurfaces over, inset single drainer sink unit with mixer tap and tiled splashbacks. Built-in oven with hob, stainless steel splashback and extractor hood over. Space & plumbing for a washing machine, space for dishwasher, radiator, ceramic tiled flooring and under stairs cupboard.

**OFFICE/BEDROOM SIX** 11'10" x 9'11" (3.61 m x 3.02 m) with window to front aspect. Radiator.

**GROUND FLOOR SHOWER ROOM** Fitted with a three piece suite comprising double shower cubicle with electric shower, wash hand basin and low level WC. Spot lights, access to loft, window to rear aspect and door to garden.

**FIRST FLOOR LANDING** with window to rear aspect, built-in cupboard.

**BEDROOM ONE** 11'11" x 9'11" (3.62 m x 3.02 m) with window to front aspect, varnished floor, access to loft and radiator.

**BEDROOM TWO** 11'9" x 11'0" (3.58 m x 3.36 m) with window to front aspect. Radiator.

**BEDROOM THREE** 16'3" x 7'11" (4.95 m x 2.41 m) with window to front aspect. Radiator.

**BEDROOM FOUR** 10'2" x 8'2" (3.10 m x 2.49 m) with window to front aspect. Radiator.

**BEDROOM FIVE** 9'7" x 7'10" (2.93 m x 2.40 m) with window to front aspect. Radiator.

**FAMILY BATHROOM** Fitted with a four piece suite comprising a panel enclosed bath, shower cubicle, vanity unit with inset wash hand basin and low level WC. Tiled splashbacks, built-in cupboard, and two windows to rear aspect.

**EXTERIOR** To the rear the property offers a fully enclosed garden, predominantly laid to lawn with a sleeper edge that steps down to a large patio area. Paved path leading to the side gate and garage door. Gravelled area, outside tap and outside power socket.

**GARAGE** with two garage doors to side and front, power and light, personal door to the side and three Velux windows.

**AGENTS NOTE** The property has solar panels fitted and the seller has provided information to state that the 4kW solar panels provides an income (via FIT payments) of approx £2500 / year as well as reduced electricity bills.

**Tenure** - The property is Freehold

**Council Tax** - Band C

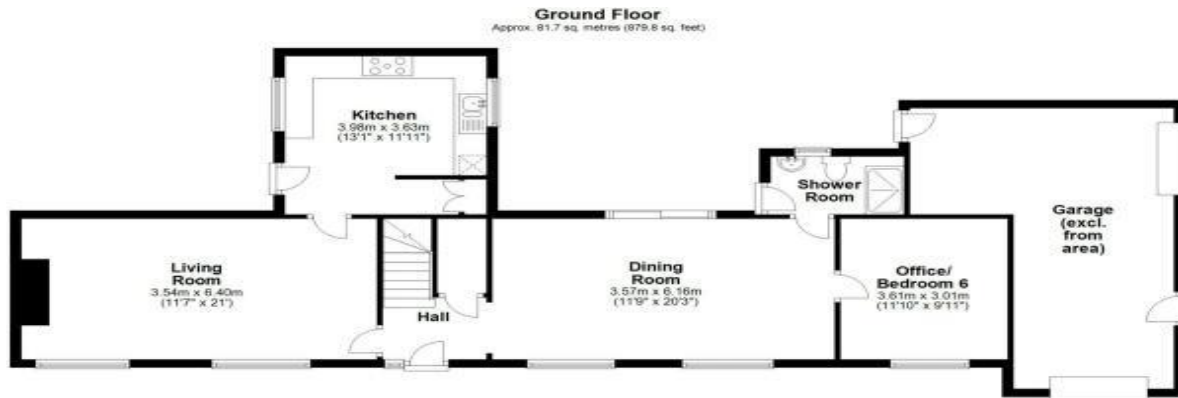
**EPC** C (73/91)

**Viewing** - By Arrangement with Pocock & Shaw  
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**Ref** MJW/6971







Total area: approx. 158.9 sq. metres (1710.0 sq. feet)  
 Drawings are for guidance only

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.