



**St. Andrews Park, Soham**

**CB7 5GZ**

**Offers In Excess Of £550,000**

**MA**

Morris Armitage

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## St. Andrews Park, Soham CB7 5GZ

A superb modern and detached family home perfectly set within this highly regarded and sought after development and within striking distance of all local amenities.

This impressive property has been cleverly planned and offers substantial rooms throughout. Accommodation includes spacious entrance hall, living room, dining room, conservatory, kitchen/breakfast room, office/study, cloakroom, five generous size bedrooms ( ensuite to master ) and a family bathroom. Benefiting from gas heating and double glazing.

Externally the property offers sizable driveway, detached double garage and fully enclosed gardens to rear and side.

No chain - rarely available – viewing recommended.

EPC (C)  
Council Tax F (East Cambs)

### Accommodation Details:

With storm canopy over and fully glazed front entrance door leading through to the:

#### Entrance Hall

Large entrance hall with storage cupboard, staircase rising to the first floor, window to the side aspect and door through to the:

#### Living Room 24'6" x 16'11" (7.48 x 5.16 )

Generous sized living room with featured bricked fireplace, TV connection point, radiator, window to the front and side aspect and French doors out to the rear garden.

#### Kitchen 15'5" x 14'3" (4.70 x 4.35)

Modern fitted kitchen with a range of matching both eye and base level storage units with working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, integrated oven and four-ring gas burner hob with extractor hood above, integrated fridge/freezer and integrated dishwasher. Tiled flooring, windows to the side and rear aspect.

#### Dining Room 13'5" x 12'7" (4.10 x 3.84)

With radiator, window to the side aspect and double doors through to the:

#### Conservatory 12'9" x 12'7" (3.90 x 3.84)

With sliding doors out to the rear garden.

#### Office 11'2" x 10'3" (3.42 x 3.13 )

Radiator and window to the front aspect.

#### Utility Room 10'3" x 7'0" (3.13 x 2.15)

Fitted with base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer. Window to the front aspect and side external door.

#### WC

Low level WC and wash basin. Window to the side aspect.

#### First Floor Landing

With access to loft space, airing cupboard and doors through to the bedrooms and bathroom.

#### Bedroom 1 15'5" x 14'3" (4.70 x 4.35)

Double bedroom with radiator, window to the side and rear aspect, door through to the:

#### Ensuite 9'10",42'7" x 7'0" (3,13 x 2.15 )

Four piece suite comprising of a low level WC, pedestal wash basin, bidet, enclosed shower cubicle, part tiled walls, heated towel rail and obscured window to the front aspect.

#### Bedroom 2 15'5" x 11'11" (4.70 x 3.64)

Double bedroom with built-in wardrobe, radiator and window to the front aspect.

#### Bedroom 3 15'5" x 10'9" (4.70 x 3.29)

Double bedroom with built-in wardrobe, radiator and window to the side and rear aspect.

#### Bedroom 4 13'5" x 12'7" (4.10 x 3.84)

Double bedroom with radiator and window to the rear aspect.

#### Bedroom 5 14'8" x 9'3" (4.49 x 2.82)

Double bedroom with large storage cupboard, radiator and window to the front aspect.

#### Bathroom 10'3" x 8'4" (3.13 x 2.55)

Four piece suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, enclosed shower cubicle, heated towel rail and obscured window to the front aspect.

#### Outside - Rear

Fully enclosed established rear garden with extensive patio area wrapping around the property leading to a further lawn area.

#### Outside - Front

Lawned frontage with a path leading to the front door and gravelled driveway to the side, offering ample parking leading to the double detached garage, with electric rolling doors and access to the rear garden.

#### Double Garage 18'0" x 17'8" (5.49 x 5.40)

With power & lighting.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - F (East Cambridgeshire)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 222SQM

Parking – Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

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

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
1637 sq.ft. (152.1 sq.m.) approx.



1ST FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2792 sq.ft. (259.4 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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
76		84	
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	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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