



**Pennywort**  
**Soham, CB7 5ZF**  
**Guide Price £325,000**



## Pennywort, Soham, CB7 5ZF

A modern FOUR bedroom semi-detached family home set within this popular and well served town.

Cleverly planned and offering generous size rooms, this property boasts accommodation to include entrance hall, cloakroom, kitchen/breakfast room, four bedrooms (en-suite to master ) and a family bathroom.

Externally the property offers a fully enclosed south west facing garden, driveway and garage facilities.

EPC B

Council Tax C (East Cambs)

### Accommodation Details:

Storm canopy and fully glazed front entrance door through to the:

#### Entrance Hall

With storage cupboard, staircase rising to the first floor, radiator and door through to the:

#### Kitchen/Breakfast Room 12'7" x 10'10" (3.85m x 3.31m)

Fitted with a range of matching eye and base level storage units and wooden working surfaces over, inset stainless steel sink and drainer with mixer tap, integrated oven and four-ring gas hob with extractor hood above, fridge/freezer and dishwasher. Tiled flooring and window to the front aspect.

#### Sitting/Dining Room 19'4" x 14'7" (5.91m x 4.47m)

Spacious sitting/dining room with TV connection point, radiator, storage cupboard, French style doors out to the rear garden, window to the rear and side aspect.

#### Bedroom 1 14'7" x 10'5" (4.46 x 3.18)

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

#### En Suite

Comprising a concealed WC, wash basin, enclosed shower cubicle, tiled walls and flooring and heated towel rail.

#### Bedroom 2 11'0" x 7'1" (3.36 x 2.16)

Double bedroom with radiator and window to the front aspect.

#### Bedroom 3 9'8" x 8'6" (2.97 x 2.60)

With radiator and window to the rear aspect.

#### Bedroom 4 7'11" x 7'1" (2.42 x 2.16)

With radiator and window to the front aspect.

#### Bathroom 6'10" x 5'6" (2.09 x 1.69)

Three piece bathroom suite comprising a concealed WC, wash basin, panelled bath with wall mounted shower and glass screen, tiled walls and flooring and heated towel rail.

#### Outside - Rear

Enclosed rear garden with lawn area, pathway leading to a patio seating area, door access through

to the garage and side pedestrian gate.

#### Outside - Front

Block paved drive way creating off-road parking.

#### Garage

With metal up and over door.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - B

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Metre - 93 SQM

Parking – Off road & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 940Mbps download,

940Mbps upload

Mobile Signal/Coverage – Limited

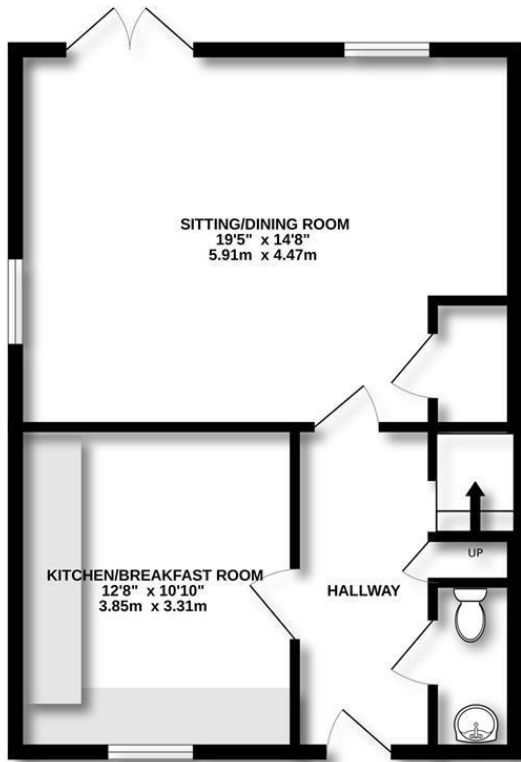
Rights of Way, Easements,

Covenants – None that the vendor

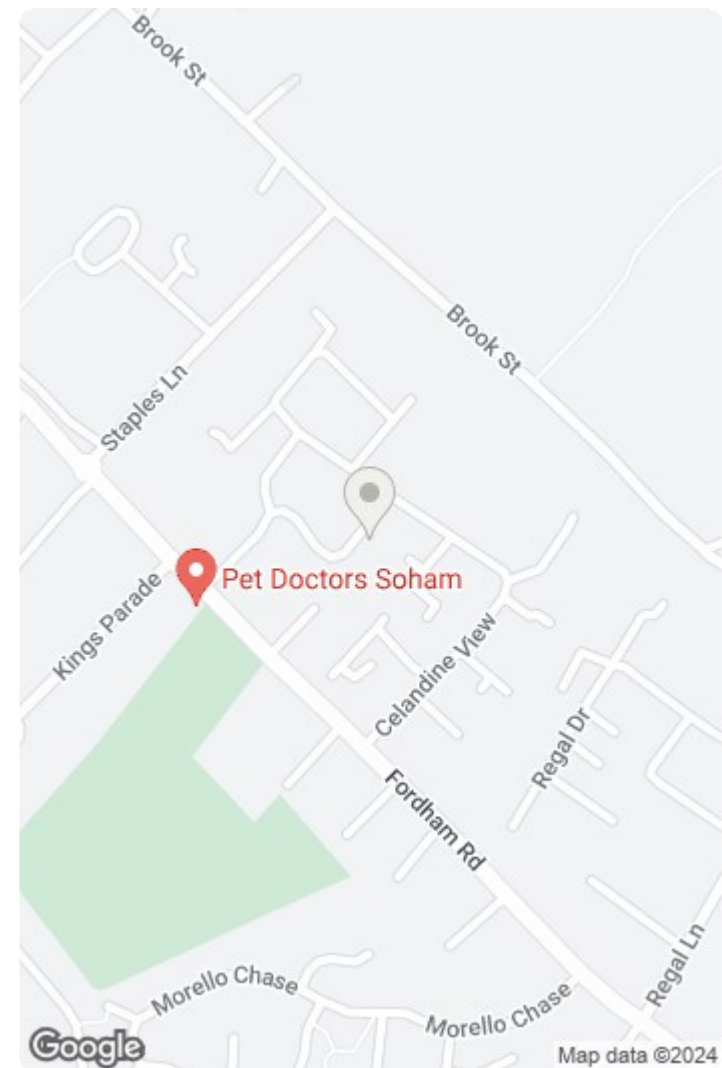
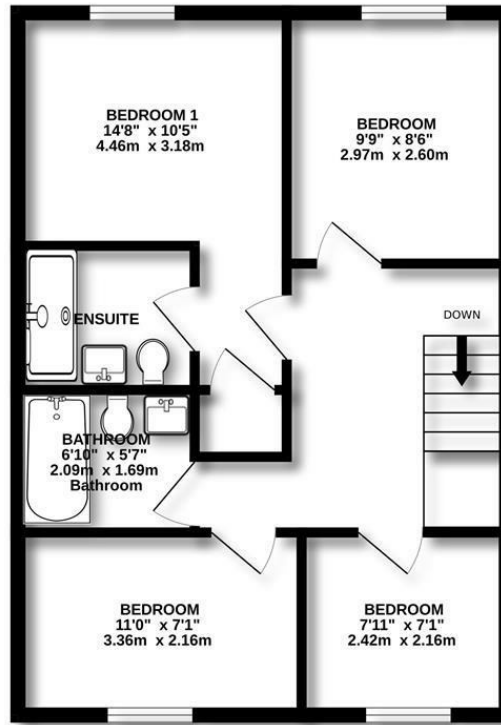
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**GROUND FLOOR**  
528 sq.ft. (49.1 sq.m.) approx.

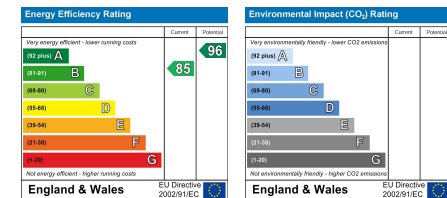


**1ST FLOOR**  
517 sq.ft. (48.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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