



**Celandine View, Soham CB7 5DP**

**Guide Price £318,500**



## Celandine View, Soham CB7 5DP

A modern family home standing within this recently constructed development and perfectly located in easy reach of both Newmarket and Ely.

Enjoying sizeable rooms arranged over three floors, this well presented property offers accommodation to include entrance hall, kitchen/dining/family room, living room, three bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers driveway/parking and a fully enclosed rear garden with patio area.

### Entrance Hall

Attractively tiled floor with doors leading to the kitchen/dining/living room and cloakroom. Stairs to 1st floor.

### Kitchen/Dining/Family Room 21'9" x 14'2" (6.65m x 4.34m)

Spacious, light kitchen/dining/living room with attractive tiled flooring throughout. Kitchen: a range of modern eye and base level cupboards and storage drawers with work top over. Integrated double oven with inset gas ring hob, stainless steel extractor over and glass splashback. Integrated fridge/freezer and dishwasher. Stainless steel sink and drainer with mixer tap over. Under stair cupboard. Dining/Family room: spacious dining/living room with French doors leading to the rear garden. Radiator. Door leading to entrance hall.

### Cloakroom/Utility 6'5" x 5'4" (1.96m x 1.63m)

Modern cloakroom with white suite comprising of low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over. Storage cupboards. Tiled flooring. Space and plumbing for washing machine.

### 1st Floor Landing

Window overlooking the front aspect. Doors leading to living room, bathroom and bedroom 3.

### Living Room 14'4" x 13'10" (4.37m x 4.22m)

Spacious living room with double width window incorporating double doors opening to Juliette balcony overlooking the rear aspect. Radiator. Door to landing. NB: Currently used as a bedroom.

### Bedroom 3 8'7" x 7'10" (2.64m x 2.41m)

Double doors with Juliette balcony overlooking the front aspect. Radiator. Door to landing. NB: Currently used as a study.

### Bathroom

Contemporary bathroom with white suite comprising of low level W.C. with concealed cistern. Wall mounted hand basin with mixer tap over. Panelled bath with mixer tap over and wall mounted shower and glass screen. Attractively tiled. Tiled flooring. Obscured window.

### 2nd Floor Landing

Doors leading to bedrooms 1 and 2. Airing-cupboard.

### Bedroom 1 14'4" x 13'10" (4.37m x 4.22m)

Generous double bedroom with dual windows overlooking the rear aspect. En suite shower. Built-in wardrobe. Loft Access. Door to 2nd floor landing. Radiator.

### En Suite

Contemporary en suite with white suite comprising of low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and generous walk-in shower with sliding glass doors. Attractively tiled throughout. Obscured window.

### Bedroom 2 14'2" x 9'1" (4.34m x 2.79m)

Good size double room with dual windows overlooking the front aspect. Door to 2nd floor landing. Radiator.

### Outside - Front

Block paved driveway with access gate to rear garden. Gravel area either side of front path. Outside tap. Double power point

### Outside - Rear

Delightful, enclosed garden mainly laid to lawn with some mature shrubs. 2 timber sheds, one with power and light. Patio area leading from the kitchen/dining room.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - c (East Cambs)

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 111 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TV & Fibre ports to all rooms

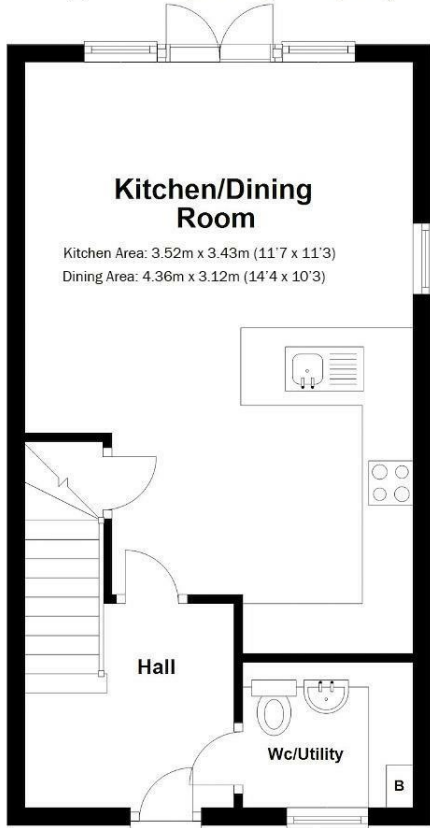
Broadband Type – Ultrafast available 934Mbps download, 934Mbps upload

Mobile Signal/Coverage – Good

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

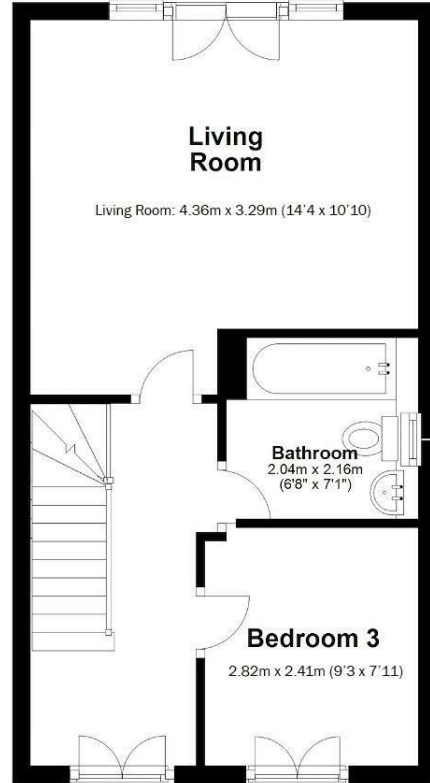
### Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



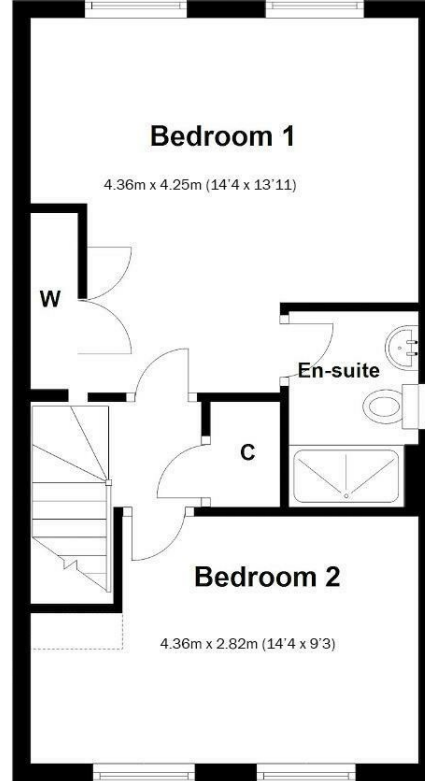
### First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)

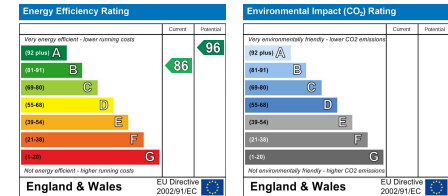
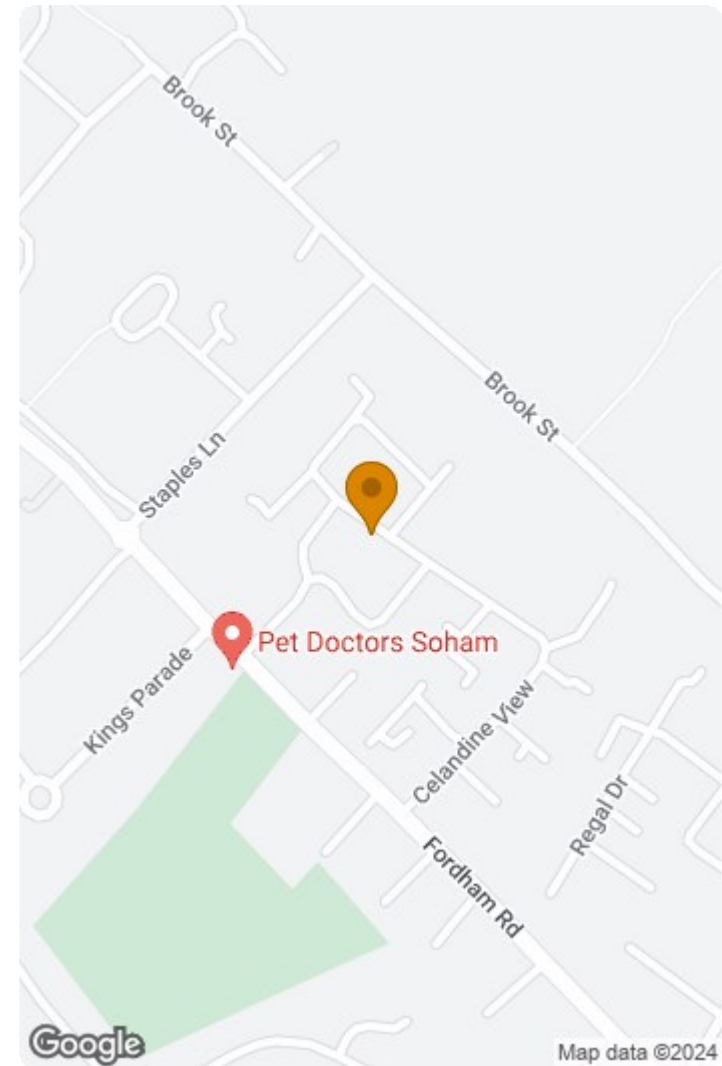


### Second Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 110.1 sq. metres (1185.5 sq. feet)



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