



**Valerian Gardens, Soham CB7 5WR**

**Guide Price £285,000**

## Valerian Gardens, Soham CB7 5WR

A superb modern family home standing within this popular development and positioned in easy reach of Newmarket and Ely.

Cleverly planned and offers sizeable rooms, this property boasts accommodation to include entrance hall, cloakroom, living room/dining room, kitchen with built in appliances, three bedrooms (ensuite to master) and a family bathroom.

Externally, the property offers two parking spaces and a fully enclosed rear garden.

Perfect for a first time buyer or possible investment purchase

### Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

### Entrance Hall

With doors leading to living/dining room and cloakroom. Stairs to first floor.

### Kitchen 8'3" x 10'1" (2.52m x 3.09m)

Modern Shaker style kitchen with a range of matching eye and base level cupboards with wooden worktop over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Integrated eye level oven. Inset gas hob with stainless steel and glass extractor over. Integrated fridge/freezer. Window to front aspect. Tiled flooring. Opening to living/dining room.

### Living/Dining Room 15'6" x 16'7" (4.74m x 5.07m)

Spacious living/dining room with LVT wood flooring throughout. French doors leading to patio area. Opening to kitchen. Radiator. Door to understairs storage. Door to entrance hall.

### Cloakroom 3'0" x 6'3" (0.92m x 1.93m)

Modern white suite comprising low level, concealed cistern, W.C. and pedestal hand basin. Tiled flooring. Radiator. Obscured window. Door to entrance hall.

### Landing

Doors to all bedrooms and bathroom. Stairs to first floor.

### Master Bedroom 10'4" x 8'10" (3.17m x 2.70m)

Spacious double bedroom with window to front aspect. Built-in wardrobes. Radiator. Doors to en suite and landing.

### En Suite 4'11" x 6'7" (1.50m x 2.02m)

Modern white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and generous walk-in shower with wall mounted shower. Attractively tiled. Tiled flooring. Radiator. Obscured window. Door to Master bedroom.

### Bedroom 2 9'0" x 9'11" (2.76m x 3.04m)

Generous double bedroom with window to rear aspect. Radiator. Door to landing.

### Bedroom 3 6'3" x 9'11" (1.91m x 3.04m)

Well proportioned room with window to rear aspect. Radiator. Door to landing.

### Bathroom 6'3" x 6'9" (1.93m x 2.07m)

Modern white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Tiled flooring. Ladder radiator. Door to landing.

### Outside - Front

Block paved driveway, providing off road parking. Slate chip beds. Path to front door with storm porch over. Outside tap.

### Outside - Rear

Well maintained family garden with patio area to rear of the house with French doors leading to living/dining room. Central faux grass area. Some mature shrub planting. Rear access gate to shared pathway.

### PROPERTY INFORMATION

Maintenance Fee - £240.00 per annum for communal upkeep

EPC - B

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 79 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

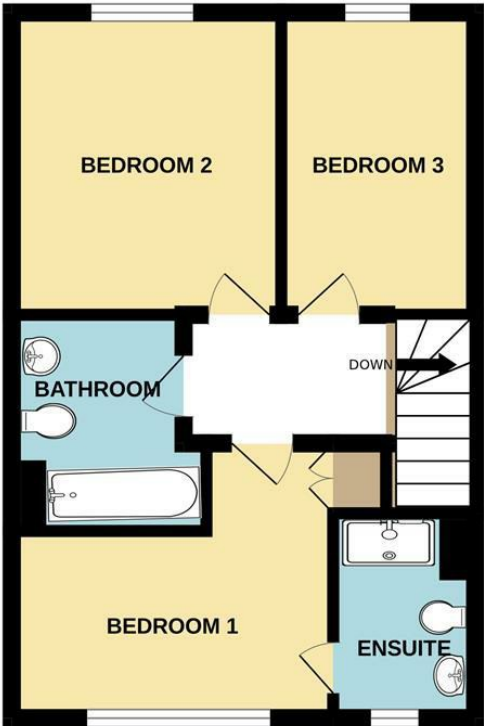
Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 900Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – Shared pathway at rear (outside property boundary)

# GROUND FLOOR



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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92 plus A			92 plus A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
49-58 E			49-58 E		
39-48 F			39-48 F		
29-38 G			29-38 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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