



The Shade, Soham CB7 5DE

Guide Price £489,999

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A deceptively spacious semi detached home set within a large plot on the edge of the popular town of Soham.

Soham blends heritage, nature, and community charm. Visit St Andrew's Church, a GradeII medieval gem hosting craft fairs and events. Step back in time at Soham Museum and Heritage & Tourism, with artifacts from the Stone Age to WWII. Outdoor lovers can explore Soham Wet Horse Fen, a biodiverse SSSI, and enjoy scenic walks that link to nearby Wicken Fen. Families will love South Angle Farm Park, offering petting animals, train rides, and crafts. Sports fans can use the Ross Peers Sports Centre or catch local football. Throughout the year, lively Pumpkin Fairs, heritage talks, ghost walks, and carnival celebrations unite the town. Amenities include the railway station providing links to Cambridge and Ely, health centre, several primary schools and a highly regarded secondary school.

Accommodation comprises of a living room, dining room, kitchen/breakfast room, ground floor shower room, study/bedroom 5, utility room, four further bedrooms with ensuite to master and a family bathroom.

Externally, the gardens extend to approximately 1/3 of an acre and have been carefully landscaped and has a driveway that sweeps around to a large garage that provides ample parking and storage. Additional garden room, currently used as a gym.

Viewing is highly recommended.

Entrance Lobby

With doors leading to kitchen/breakfast room and shower room.

Kitchen/Breakfast Room 19'4" x 11'6" (5.89m x 3.51m)

Modern kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Integrated, eye level, double oven. Inset electric hob with extractor over. (Gas connection available). Integrated fridge. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled splashbacks. Tiled flooring. Radiator. Dual side windows. Door to entrance lobby and living room.

Living Room 22'3" x 11'5" (6.80 x 3.50)

Spacious living room with dual aspect windows. Exposed brick archway to dining room. Radiator. Sliding doors to garden. Doors to kitchen/breakfast room and sitting room.

Dining Room 11'7" x 12'7" (3.53m x 3.84m)

Spacious room with window to side aspect. Attractive exposed brick feature wall. Radiator. Opening to living room.

Sitting Room/Snug 10'7" x 12'7" (3.23m x 3.84m)

Spacious sitting room/snug with built-in storage cupboard, offering a variety of uses. Doors to study/bedroom 5. Stairs leading to first floor.

Study/Bedroom 5 8'11" x 12'7" (2.72m x 3.84m)

Generous study/bedroom 5, offering a variety of uses, with internal windows and doors to sitting room and conservatory.

Conservatory

Spacious room with tiled flooring. Base level cupboards with work top over. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Internal windows and door to office. French doors to rear courtyard area.

Shower Room

Modern white suite comprising low level W.C., hand basin and walk-in shower. Window to rear aspect. Door to entrance lobby though leading through to the kitchen.

Landing

With doors leading to all bedrooms and bathroom. Large airing cupboard, water tank and vallient boiler. Stairs leading to ground floor.

Master Bedroom 13'11" x 11'4" (4.25m x 3.46m)

Spacious double bedroom with built-in wardrobes. Dual aspect windows. Radiator. Archway to en suite. Door to landing.

En Suite

Spacious en suite with white suite comprising low level W.C., wall mounted hand basin with mixer tap and built-in cabinet under, further cabinets with work top over and generous walk-in shower. Mermaid panelling to walls. Wall mounted Bluetooth mirror. Obscured window. Archway to master bedroom.

Bedroom 2 11'7" x 11'4" (3.54m x 3.47m)

Generous double bedroom with window to front aspect with views over countryside. Radiator. Door to landing.

Bedroom 3 11'7" x 12'5" (3.54m x 3.81m)

Generous double bedroom with window to front aspect with views over countryside. Radiator. Loft hatch access. Built-in storage cupboard. Door to landing.

Bedroom 4 16'4" x 8'2" (5.00 x 2.50)

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

Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap and a range of built-in bespoke cabinets with work top over, panelled bath with mixer tap and shower attachment and generous walk-in shower. Ladder radiator. Mermaid panelling to walls. Obscured window. Door to landing.

Garage 20'11" x 21'0" (6.38m x 6.40m)

Substantial garage with ample space for several cars. Roof windows. Electric rolling garage doors, access to hard standing driveway. Door to side access.

Garden Room 15'1" x 7'2" (4.60m x 2.20m)

Spacious garden room offering a variety of uses. Sliding doors to garden.

Outside - Front

Expansive driveway providing ample off road parking for several cars, leading on to a extensive, substantial garage with electric rolling doors.

Outside - Rear

Expansive lawned area with attractive feature pebble borders. Attractive brick wall, fencing and mature hedging to the boundaries.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 171 SQM

Parking – Extensive Driveway & Substantial Garage for Several Cars

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

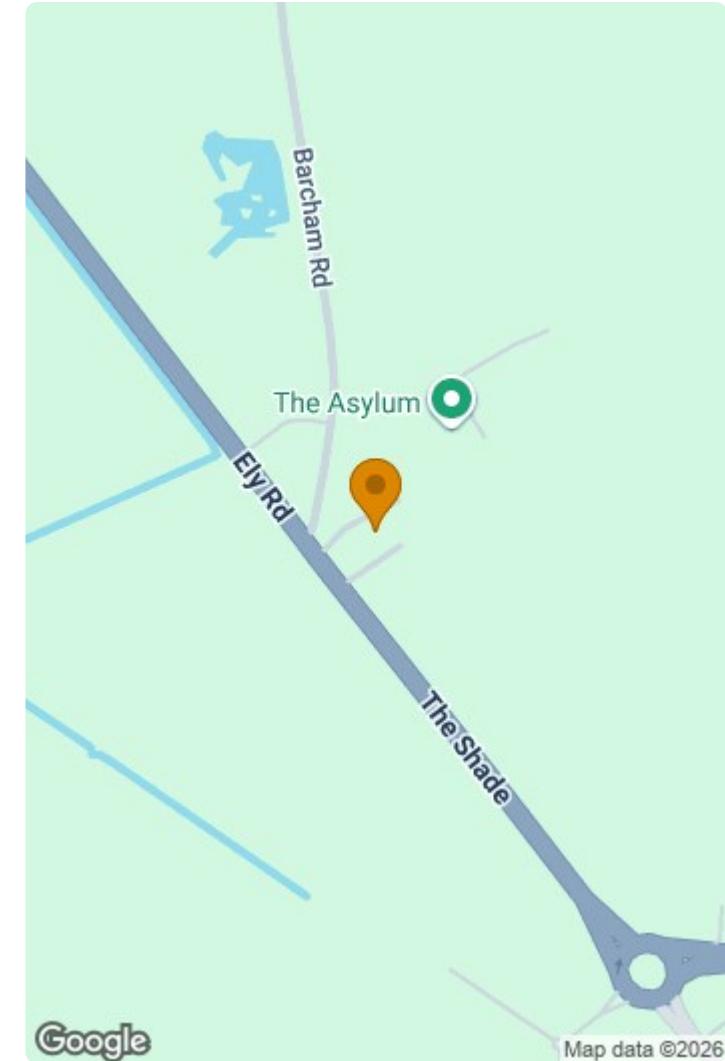
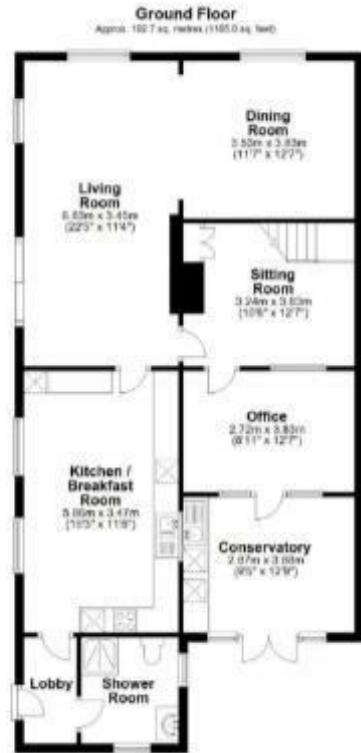
Heating sources - Gas

Broadband Connected - Fibre Optic EE broadband

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2020/81/EC	

80
63

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2020/81/EC	

England & Wales

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