



Thorn Close, Soham CB7 5EH

Offers Over £400,000

MA
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Thorn Close, Soham CB7 5EH

A detached bungalow in a quiet cul de sac location in the popular town of Soham that offers potential for further development as it sits in approximately 1/3 of an acre.

Soham has several primary schools and a high achieving secondary school as well as providing all of the amenities along a busy High Street. Soham also has a railway station and offers road users a number of different routes into Cambridge.

Accommodation includes a large kitchen/diner, large living room, three bedrooms, bathroom, garage and a conservatory.

Outside the gardens wrap themselves around three sides of the property and are well stocked and provide total privacy from the neighbouring area.

A great opportunity to create a wonderful family home. Sold with no upward chain.

Entrance Hall

With doors leading to the kitchen/dining room, living room and utility room.

Kitchen/Dining Room

25'7" x 11'8"

With a range of eye and base level cupboards with work top over with incorporated breakfast bar seating. Integrated eye level double oven. Inset gas hob with extractor above. Inset sink and drainer with taps over. Integrated fridge and freezer. Tiled flooring. Radiator. Opening to generous dining area with sliding doors leading to the rear garden. Window to the rear aspect. Door leading to bedroom 3/study. Half glazed door leading to the conservatory. Opening to the living room.

Utility

10'9" x 6'6"

With fitted eye and base level cupboards doors. Stainless steel sink and drainer with mixer tap over. Space and plumbing for dishwasher and washing machine. Space for tumble dryer. Space for fridge/freezer. LVT wood flooring. Half glazed door leading to the rear garden. Door to entrance hall.

Conservatory

15'10" x 11'10"

Spacious conservatory with french doors leading to the rear garden. Half glazed door leading to the kitchen.

Living Room

20'7" x 19'7"

Expansive living room with feature, exposed brick fireplace with stone hearth. French doors leading to the garden at the front. Opening to kitchen/dining room. Glazed doors leading to the inner hall and entrance hall.

Inner Hallway

With doors leading to two bedrooms, bathroom, cloakroom and living room. Built-in storage cupboard.

Bedroom 1

17'5" x 8'11"

Spacious double bedroom with a range of built-in wardrobes. Dual aspect windows. Radiator. Door leading to the inner hallway.

Bedroom 2

12'0" x 9'7"

Spacious double bedroom with a range of built-in wardrobes. Window to the side aspect. Radiator. Door leading to the inner hallway.

Bedroom 3/Study

11'8" x 8'2"

Generous room with dual aspect windows. Radiator. Glazed door to the kitchen/dining room.

Cloakroom

Suite comprising low level W.C. and hand basin. Built-in storage cupboard. Obscured window. Door leading to the inner hallway.

Bathroom

12'0" x 8'7"

Generous bathroom with maroon suite comprising low level W.C., hand basin, corner bath and walk-in shower. Double built-in storage cupboards. Obscured window. Door leading to the inner hallway.

Garage

12'8" x 10'9"

With up and over door leading to the driveway.

Outside - Front

Mainly laid to lawn with attractive established planting. Paved area leading to the front door with a storm porch over. French doors leading to the living room. Pathway leading to the rear garden. Hardstanding driveway leading to the garage, with up and over door. Low timber fence to the front boundary.

Outside - Rear

Charming expansive garden mainly laid to lawn

with a huge variety of mature shrub and tree planting. Planted flower beds. Mature hedging to the boundaries. Block paved patio area to the rear of the house with french doors leading to the conservatory and sliding glazed doors leading to the kitchen/dining room. Further patio seating area with pergola over. Timber shed. Warp around pathway leading to the front garden.

PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

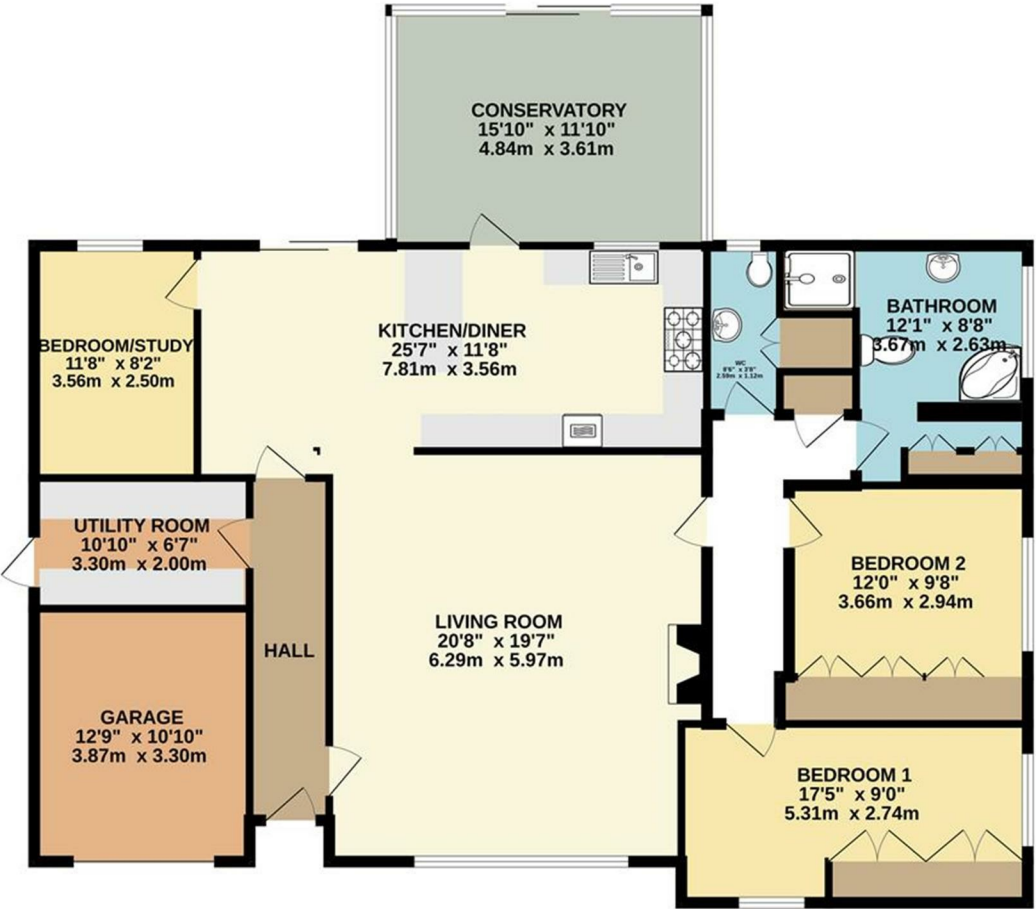
Rights of Way, Easements, Covenants – None that the vendor is aware of

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.



GROUND FLOOR
1674 sq.ft. (155.5 sq.m.) approx.



TOTAL FLOOR AREA: 1674 sq.ft. (155.5 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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- **Detached Bungalow**
- **Kitchen/Dining Room**
- **Spacious Living Room**
- **Two Generous Bedrooms**
- **Bedroom 3/Study**
- **Charming Gardens**
- **Driveway & Garage**
- **Huge Scope and Potential**
- **NO CHAIN**
- **Viewing Highly Recommended**



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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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