



**Red House Gardens**  
**Soham, CB7 5FQ**  
**Offers In Excess Of £475,000**

# Red House Gardens, Soham, CB7 5FQ

GUIDE PRICE £475,000 - £500,000

We are delighted to offer for sale this substantial and versatile four-bedroom detached family home, situated within a select modern development in the heart of the town.

Conveniently located in a peaceful area, yet only moments from the town centre and highly regarded primary and secondary schools, this deceptive home offers 2,700 square feet of accommodation. The ground floor comprises an entrance porch, entrance hall, living room, dining room, kitchen, utility room, shower room, bathroom, and two double bedrooms. The first floor features a fantastic family room, two additional double bedrooms, and a family bathroom. The property benefits from gas-fired central heating and double-glazed windows throughout.

Externally, the property boasts ample outdoor space, accessed via gates that lead to parking for multiple vehicles, a double garage, an additional single garage, and extra storage sheds. The garden is predominantly laid to lawn.

With such versatile accommodation suited to a variety of buyers, an internal viewing is strongly recommended to truly appreciate all that this property has to offer.

Council Tax E (East Cambridgeshire)  
EPC (TBC)

## Porch

Double glazed door through to the:

## Entrance Hall

With laid wooden flooring, radiator, staircase rising up to the first floor and window to the front aspect.

## Sitting Room 19'9" x 13'7" (6.03 x 4.16)

Large living room with laid wooden flooring, TV connection point, electric fireplace with mantle, radiator and window to the front and side aspect.

## Dining Room 12'5" x 11'8" (3.80 x 3.56)

With electric fireplace, radiator and window to the rear aspect.

## Kitchen 16'11" x 12'2" (5.18 x 3.73)

Fitted with a range of both eye and base level storage units, inset sink with mixer tap, tiled splash back areas, space and plumbing for oven, dishwasher and fridge/freezer. Windows to the side and front aspect.

## Utility 12'5" x 7'4" (3.80 x 2.26)

Fitted with storage units, plumbing for washing machine, boiler, inset sink and window and door to the side aspect.

## Bathroom

Four piece suite comprising of low level WC, panelled bath, sink basin, enclosed shower cubicle, heated towel rail, tiled walls and flooring and window to the rear aspect.

## Shower Room

With shower attachment, low level WC, wash basin, tiled walls and window to the rear aspect.

## Bedroom 1 15'0" x 12'5" (4.59 x 3.80)

Double bedroom with two fitted wardrobes, radiator and window to the side aspect.

## Bedroom 2 15'0" x 12'5" (4.59 x 3.80)

Double bedroom with two built in wardrobes, radiator and windows to the rear and side aspects.

## Family Room 25'10" x 18'4" (7.88 x 5.59)

With to the front aspect and storage cupboards.

## Bedroom 3 19'2" x 14'4" (5.85 x 4.37)

Double bedroom with storage cupboards, radiator and window to the side aspect.

## Bedroom 4 16'1" x 14'7" (4.91 x 4.46)

Double bedroom with storage cupboards, radiator and window to the side aspect.

## Bathroom

Low level WC, wash basin, enclosed tiled shower cubicle, heated towel rail and storage cupboard.

## Outside - Front

With secure iron gates through to the driveway which leads up to both garages.

## Outside - Rear

Laid to lawn rear garden with outside light.

## Garage 1 22'11" x 19'8" (7.00 x 6.00)

With light and power.

## Garage 2 22'7" x 11'1" (6.90 x 3.40)

With light and power.

## Store 1 18'4" x 11'11" (5.60 x 3.65)

Useful storage shed.

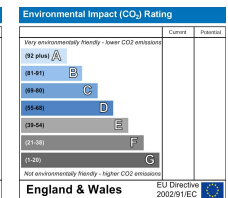
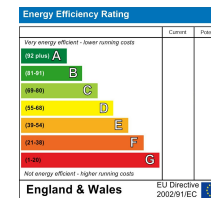
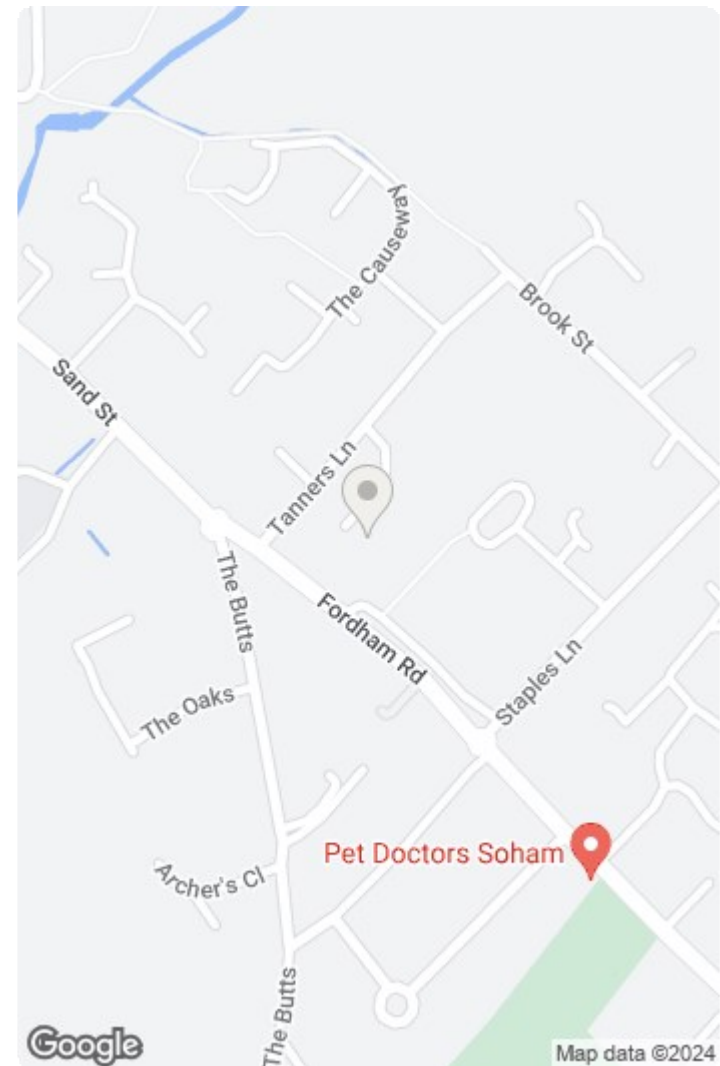
## Store 2 11'1" x 9'5" (3.40 x 2.89)

Useful storage shed.





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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