

1 Tanners Lane - Offers Over £325,000

Soham Ely CB7 5AB

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers Over £325,000

The Property

Located in a popular area is this delightful four-bedroom detached house on Tanners Lane is a perfect family home, combining modern living with a tranquil setting. With its beautiful condition and well-designed layout, it is an opportunity not to be missed.

Upon entering, you will find an entrance hall which gives access to the cloakroom and has a glass sliding door leading to the fantastic open plan living/dining/kitchen area to the ground floor with polished Italian concrete tiled floors and underfloor heating.

The kitchen area has a range of wall and base units and integrated appliances comprising oven, hob and extractor fan, fridge/freezer, wine fridge, microwave and dish washer. This living space is the perfect hosting area and offers ample space for all the family.

The property features on the first floor 3 bedrooms and the family bathroom. All the bedrooms are well appointed, and the bathroom has a modern 3-piece suite tiled floor and walls. From the first floor landing there is a witches staircase that leads to additional large room with vaulted ceilings, wardrobes and storage within the eaves along with an open en suite shower room.

The thoughtful layout of the home enhances its appeal, making it an ideal choice for families of all sizes.

One of the standout features of this property is the non-overlooked garden, providing a private oasis for outdoor enjoyment. Private parking is also offered to the side of the property.

Additionally, the proximity to the train station makes commuting a breeze, allowing for easy access to Cambridge, London and Ely.

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College.

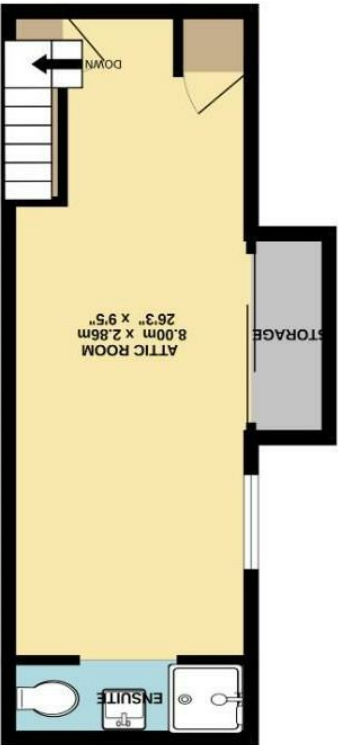
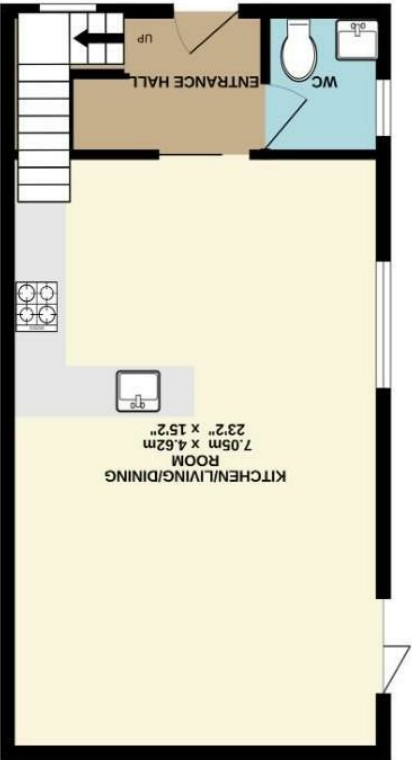
Features

- **SUPERB 3 - 4 BEDROOM DETACHED FAMILY HOME**
- **OPEN PLAN LIVING/KITCHEN/DINING WITH UNDER FLOOR HEATING**
- **RADIATOR HEATING TO FIRST AND SECOND FLOORS**
- **CLOAKROOM, FAMILY BATHROOM AND EN SUITE**
- **FULLY ENCLOSED REAR GARDEN**
- **PARKING**
- **FANTASTIC FITTED KITCHEN**
- **MODERN THROUGHOUT**
- **LOW ENERGY COSTS**
- **CALL NOW TO VIEW**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



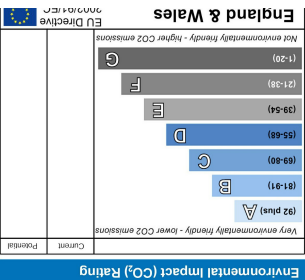
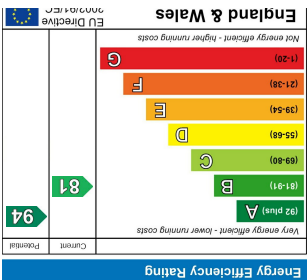
1ST FLOOR
38.6 sq.m. (416 sq.ft.) approx.

2ND FLOOR
26.7 sq.m. (287 sq.ft.) 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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TOTAL FLOOR AREA : 104.0 sq.m. (1120 sq.ft.) approx.



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