



Paddock Street, Soham, CB7 5JA



Paddock Street

Soham,
CB7 5JA

- Detached Family Home
- Lounge, Study & Sun Room
- 4 Bedrooms (2 Ensuite)
- Blocked Paved Drive & Garage
- Enclosed Rear Garden
- Contemporary Design
- Non Estate Location

A well appointed detached family home offering accommodation in excess of 2,000 square feet, situated in a non estate location and within walking distance of town amenities. Viewing is highly recommended to appreciate the ample open plan accommodation and contemporary design.

4 2 3



Guide Price £525,000



LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE HALL

With door to front aspect, double glazed window to front aspect, stairs to first floor with glass balustrading, tiled flooring, built-in storage cupboard.

CLOAKROOM

With low level WC, pedestal hand basin, tiled flooring, double glazed window to side aspect.

STUDY

With double glazed window to front aspect.

UTILITY ROOM

With single sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, wall mounted gas fired boiler, tiled flooring, double glazed window and door to side passageway.

KITCHEN

With 1 1/4 sink unit and drainer, fitted with range of matching units including base units, wall mounted units and drawers, fitted electric oven, microwave oven, hob and extractor hood above, integral fridge/freezer, dishwasher, extended breakfast bar, tiled flooring, double glazed windows to front and side aspects. Dining area leading to:

SUN ROOM

With brick feature and floor-to-ceiling double glazed windows and French doors to rear garden.

LOUNGE

With 2 double glazed windows to rear aspect.

FIRST FLOOR LANDING

With double glazed window to front aspect

BEDROOM 1

With double glazed window to front aspect, fitted wardrobe plus walk-in wardrobe.

ENSUITE

With shower cubicle, low level WC., wash hand basin, velux to rear aspect.

BEDROOM 2

Dual aspect with double glazed windows to rear and side aspects, fitted wardrobes and storage cupboard.

ENSUITE

With shower cubicle, low level WC, wash hand basin.

BEDROOM 3

Dual aspect with double glazed windows to rear and side aspects, radiator.

BEDROOM 4

With double glazed window to front aspect, fitted wardrobe.

BATHROOM

With suite comprising panel bath, shower cubicle, low level WC, pedestal hand basin, 2 double glazed windows to side aspect.

OUTSIDE

To the front of the property you will find a block paved driveway leading to a garage providing off road vehicular parking. Gated access leads to a fully enclosed garden which is predominantly laid to lawn with block paved patio and personnel door into the garage.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a


Council tax band - E (vendor advised)

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



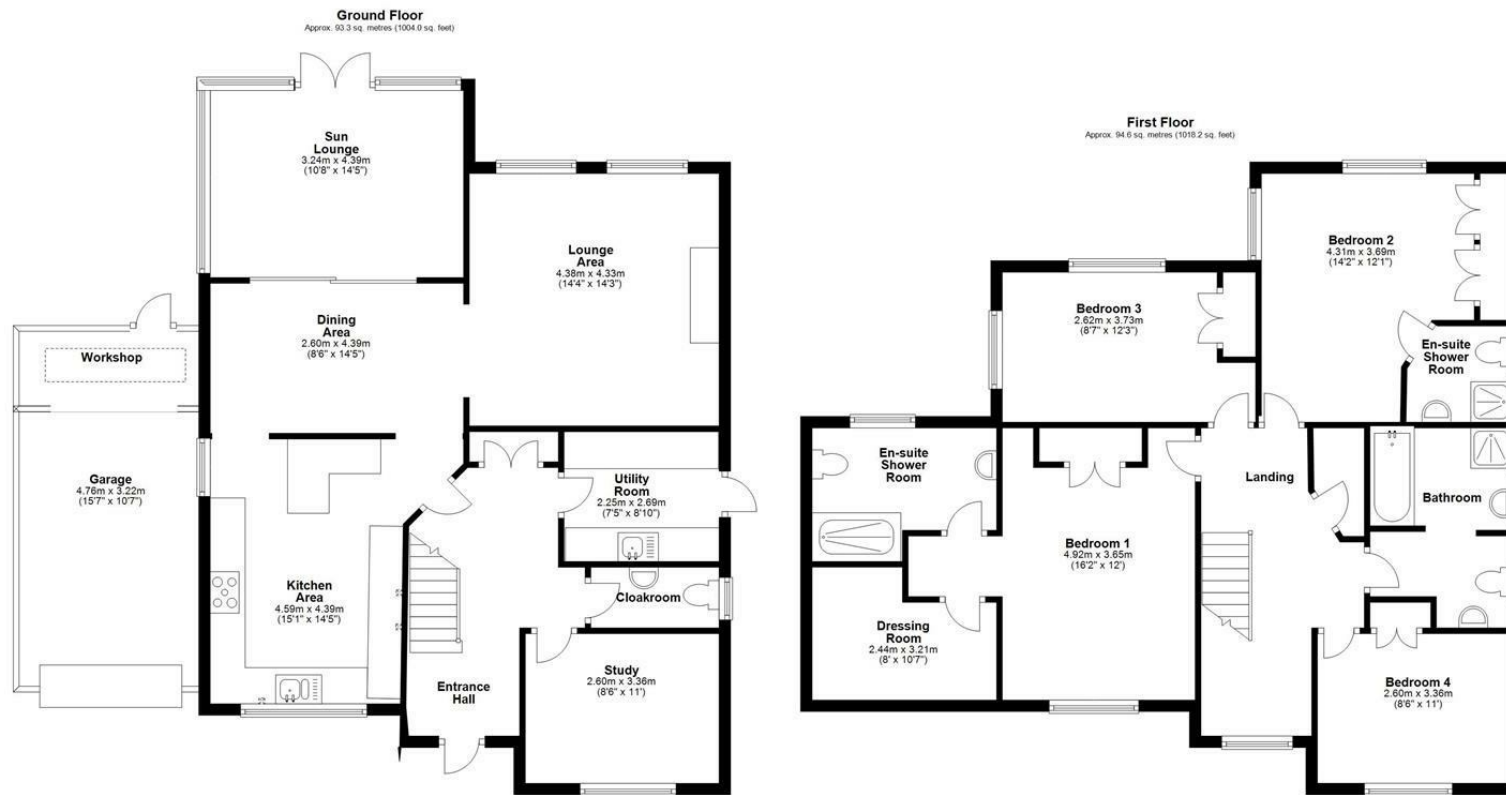
Guide Price £525,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs

District Council



Total area: approx. 187.9 sq. metres (2022.2 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.