



(Flint Lane) off Bancroft Lane, Soham, CB7 6BH

CHEFFINS

(Flint Lane) off Bancroft Lane

Soham,
CB7 6BH

- Brand New Detached Home
- 4 Double Bedrooms (2 With Ensuite)
- Lounge & Study
- Superb Kitchen/Dining/Family Room
- Utility & Cloakroom
- Gardens, Driveway & Garage
- Small Scheme of New Build Homes
- High Specification Throughout
- New Build Warranty

A brand new 4 double bedrooed detached house finished to an excellent specification and being the first property constructed in a small scheme of new build homes. Accommodation comprises on the ground floor, entrance hall, lounge, study, superb kitchen/dining/family room with fitted appliances, utility and cloakroom. On the first floor there are 4 double bedrooms (2 with ensuites) and family bathroom. Outside there are gardens surrounding the property, a double width driveway and single garage. The property has the benefit of gas central heating with under floor heating to the ground floor, flooring included throughout, quality kitchen and bathroom fittings and a New Build Warranty. Viewing is highly recommended.

4 3 3

Guide Price £625,000





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, stairs to first floor with oak hand rail and glazed ballustrade, under stairs storage cupboard, under stairs storage cupboard, Amtico flooring with under floor heating.

STUDY

With double glazed window to front aspect, telephone point, Amtico flooring with under floor heating.

LOUNGE

With double glazed windows to front and side aspects, Amtico flooring with under floor heating.

KITCHEN / DINING / FAMILY ROOM

With double glazed windows to side and rear aspects, together with double glazed bifold doors opening onto rear garden.

Kitchen area fitted with a range of wall and base level storage units and drawers with quartz work surfaces, Bosch electric oven and combination microwave oven, warming drawer, induction hob with extractor hood, integrated fridge and freezer. Island unit with storage cupboards, quartz work top with undermounted sink and tap, dishwasher, wine fridge, Amtico flooring with under floor heating.

UTILITY

With window to front aspect, wall and base level storage units and quartz work surfaces, plumbing for washing machine and space for tumble drier, wall mounted gas fired boiler, cupboard housing hot water cylinder, Amtico flooring with under floor heating.

CLOAKROOM

With built-in WC and wash basin with storage cupboards, Porcelanosa tiles, Amtico flooring with under floor heating.

FIRST FLOOR LANDING

With skylight and radiator.

BEDROOM 1

With 2 double glazed windows to rear aspect, radiator.

ENSUITE

With large walk-in shower, wall mounted 2-drawer vanity unit with wash basin and mirror with light, built-in WC, Porcelanosa tiling, double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed windows to front and side aspects, radiator.

ENSUITE

With built-in WC and wall mounted vanity unit with drawer and wash basin, double size shower cubicle, mirror with light, Porcelanosa tiling, double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed windows to rear and side aspects, radiator.

BATHROOM

With suite comprising wall mounted vanity unit with storage beneath and built-in WC, bath with shower above, mirror with light, Porcelanosa tiling, double glazed window to side aspect, heated towel rail, radiator.

OUTSIDE

There are lawned gardens surrounding the property with the rear garden also having an extensive area of paved patio

and electric points. To the rear of the garden there is a double width driveway leading to a single garage which will have an electric roller shutter door.

AGENTS NOTE

The property has Fibre Broadband and will be sold with the benefit of New Build Warranty.

The house is located within a newly formed private road with the remaining new build properties yet to be constructed, it is the developer's intention that eventually all residents will be responsible for the upkeep of the road. The final details of this are still in discussion between the developer and his solicitor and will be confirmed with a buyer's solicitor during the conveyancing process.

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 - Not yet assessed

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		86	
(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	



Guide Price £625,000

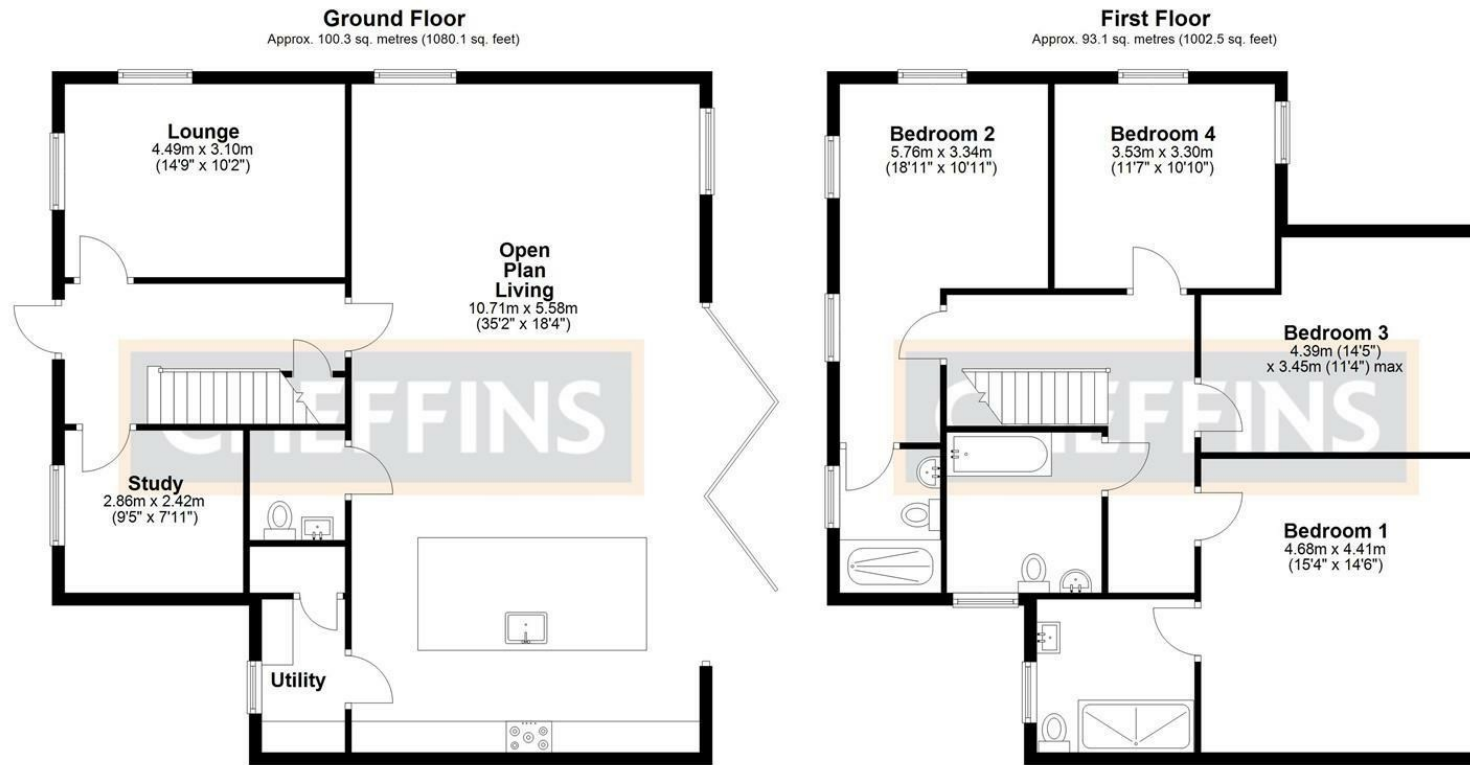
Tenure - Freehold

Council Tax Band - New Build

Local Authority - East Cambs District Council


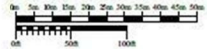






Total area: approx. 193.5 sq. metres (2082.7 sq. feet)



 <p>Cameras Baque Brookes Architects</p> <p>London Cambridge Harington 0208 650 6206 01480 361 354 info@cbba-architects.co.uk www.cbba-architects.co.uk</p>	<p>Status Record</p>	<p>Title Location Plan Plot 1</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Drawn by</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>01.05.22</td> <td>GC</td> <td>Building Control Issue</td> </tr> <tr> <td>A</td> <td>04.12.22</td> <td>GC</td> <td>Revised Building Control Issue</td> </tr> <tr> <td>B</td> <td>27.12.23</td> <td>GC</td> <td>For Information</td> </tr> </tbody> </table>	Rev	Date	Drawn by	Description	/	01.05.22	GC	Building Control Issue	A	04.12.22	GC	Revised Building Control Issue	B	27.12.23	GC	For Information	<p>Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432</p> 
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<p>Client Name Steve Wright</p>	<p>Date 18.04.22</p>	<p>These record drawings have been produced based on CBBA best knowledge of what has been built</p>	<p><small>General Notes: Drawn at scale from this drawing, apart from those parts marked otherwise. This drawing is the property of Cameras Baque Brookes Architects and copyright is reserved by them. This drawing is issued on the basis that it is not to be relied upon, used or copied, and by no means constitutes a contract or any other legal document. The drawing is the property of the building or site and should not be used for any other purpose without the consent of Cameras Baque Brookes Architects.</small></p>																	
<p>Project Address Plot 1 Bancroft Farm, Bancroft Lane, Soham, Ely, CB7 5DG</p>	<p>Scale 1:1250@A3</p>																			
<p>Drawing Number 20014A-0000</p>	<p>Revision B</p>																			

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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.