



Avocet Grove, Soham, CB7 5GN

CHEFFINS

Avocet Grove

Soham,
CB7 5GN

- Detached Family Home
- 4 Double Bedrooms (2 Ensuite)
- Updated Kitchen / Dining Room
- Lounge Opening to Play Room/Dining Room & Study
- Double Garage & Ample Parking
- Enclosed Rear Garden
- Popular Location
- Freehold / Council Tax Band E

A detached family home situated within a popular no-through road position and benefitting from being offered for sale with no upward chain. Accommodation comprises 4 double bedrooms (2 ensuite) and family bathroom, together with updated kitchen/dining room, utility room, lounge opening to play room/dining room, study, double garage and ample off road parking.

4 3 3

Guide Price £499,950





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, radiator, stairs to first floor.

CLOAKROOM

With low level WC, wash hand basin, radiator, double glazed window to front aspect.

STUDIO

With double glazed window to front aspect, radiator.

OPEN PLAN KITCHEN / DINING ROOM

Updated kitchen with 1/14 sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted double electric oven, 4-ring induction hob with extractor hood above, integral fridge/freezer, dishwasher, radiator, space for freestanding American style fridge/freezer, double glazed window to rear aspect, French doors to rear garden.

UTILITY ROOM

With single stainless steel sink unit and drainer, fitted with base units, plumbing for utilities, door leading to rear garden, wall mounted gas fired boiler.

DINING ROOM / PLAY ROOM

With double glazed window to front aspect, radiator, under stairs storage cupboard, opening through to:

LOUNGE

With feature open fireplace, double glazed window and French doors to rear garden, 2 radiators.

FIRST FLOOR LANDING

With access to loft, radiator, airing cupboard.

BEDROOM 1

With double glazed window to rear aspect, radiator, double glazed window to side aspect.

WALK-IN DRESSING ROOM AREA

With fitted wardrobes, double glazed window to side aspect, radiator.

ENSUITE

With bath, double size tiled shower cubicle, low level WC, radiator, double glazed window to rear aspect.

BEDROOM 2

With 2 double glazed windows to front aspect, radiator.

ENSUITE

With tiled shower cubicle, low level WC, wash hand basin, double glazed window to front aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BEDROOM 4

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising panel bath with shower attachment, low level WC, wash hand basin, radiator, double glazed window to side aspect.

OUTSIDE

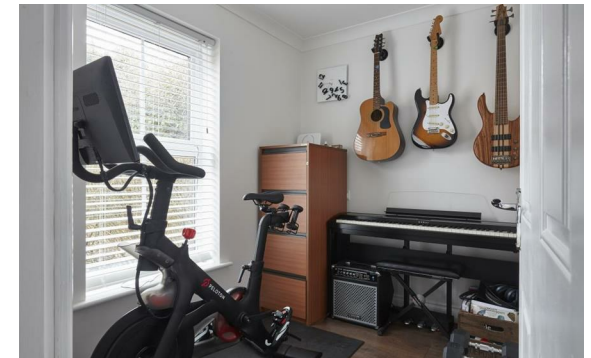
To the rear of the property you will find a double width driveway and double garage providing ample off road vehicular parking. Gated access leads to an enclosed garden with paved patio, lawn, raised borders containing a variety of plants and shrubs and second gate to the front aspect.

AGENT NOTES


Tenure - freehold
Council Tax Band - E
Property Type - detached
Property Construction - brick and tiled roof
Number & Types of Room - Please refer to floorplan
Square Footage - 1679.17 as per the EPC
Parking - double garage and double width driveway
UTILITIES/SERVICES
Electric Supply - mains
Water Supply - mains
Sewerage - mains
Heating - gas
Broadband - Ultrafast
Mobile Signal Coverage - good

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	87
(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		



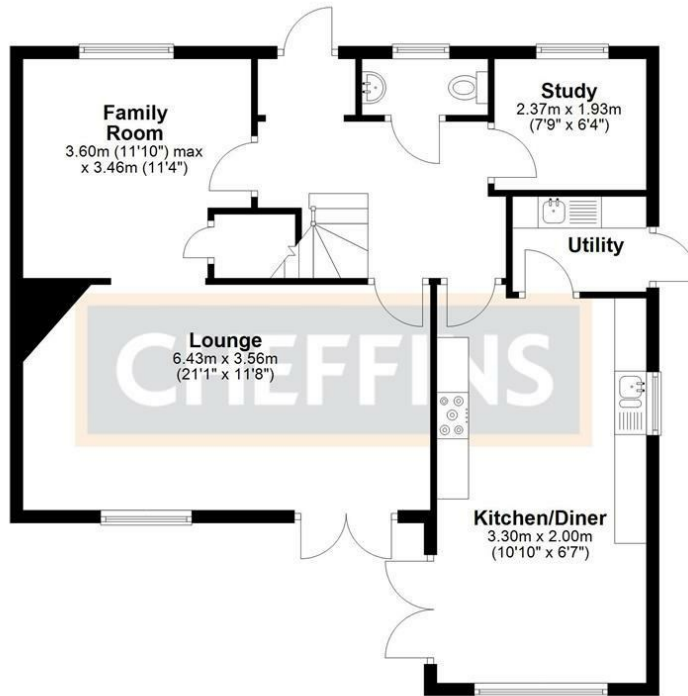
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 Local Authority - East Cambs District Council





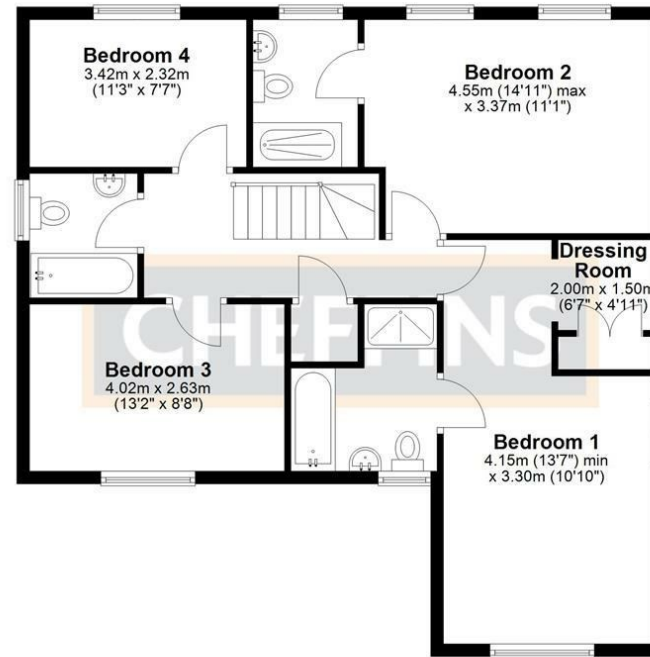
Ground Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



First Floor

Approx. 78.7 sq. metres (847.1 sq. feet)



Total area: approx. 157.2 sq. metres (1692.2 sq. feet)

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