



Aspen Way, Soham, CB7 5ZQ

**CHEFFINS**

# Aspen Way

Soham,  
CB7 5ZQ

- Spacious Detached Family Home
- Cul De Sac Location
- 2 Reception Rooms & Generous Kitchen/Dining/Family Room
- 4 Double Bedrooms (2 Ensuite & Master with Dressing Room)
- Driveway for Multiple Cars & Double Garage
- Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating TBC

Cheffins are delighted to offer to the market this executive, 4 bedroom detached family home located on a cul de sac in the popular village of Soham.

This lovely home offers spacious accommodation from a generous entrance hall, dual aspect lounge which also has access to the rear garden, a dining room, ground floor cloakroom, utility room plus a generous kitchen / dining / family room with access to the rear garden.

To the 1st floor, there are 4 double bedrooms, 2 of which have ensuite shower rooms and the master having a walk through dressing room, plus a family bathroom to complete the internal accommodation.

Outside, there is a large driveway providing off road parking for multiple cars and leading up to the detached double garage. The garage has power & light connected. The rear offers a mainly laid to lawn garden with paved patio, gated access to front with access into the garage via pedestrian door.

This fantastic family home is offered for sale with NO FORWARD CHAIN and is available to view by appointment.

4 3 2

**Guide Price £475,000**





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A14 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 leading to the first floor, under stairs cupboard.

## CLOAKROOM

With window to rear aspect, fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, radiator.

## LOUNGE

Dual aspect room with window to front and doors to rear leading to the garden, 2 radiators.

## DINING ROOM

With bay window to front, radiator, door through to:

## KITCHEN / BREAKFAST ROOM

Fitted with base and wall units, cupboards and drawers with work surfaces over, 4-ring gas hob, integral double oven, integral dishwasher, integral fridge/freezer, 1 1/2 bowl stainless steel sink with mixer tap, door to side leading to the garden, window to side aspect, radiator, door to:

## UTILITY ROOM

With door to rear leading into the garden, base units with work surfaces over, stainless steel sink with mixer tap, plumbing for washing machine.

## FIRST FLOOR LANDING

With storage cupboard, access to loft, airing cupboard housing hot water tank, radiator.

## BEDROOM 1

With window to front aspect, radiator.

## DRESSING AREA

With 2 rows of built-in wardrobes. Leading to:

## ENSUITE

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, window to side aspect, radiator.

## BEDROOM 2

With window to front aspect, radiator, door to:

## ENSUITE

With 3-piece suite comprising low level WC, pedestal hand basin and shower cubicle, window to front aspect, radiator.

## BEDROOM 3

With window to front aspect, built-in wardrobes, radiator.

## BEDROOM 4

With window to rear aspect, radiator.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal wash hand basin and 'P' shaped bath with shower and shower screen, window to rear aspect, radiator.

## OUTSIDE

The front of the property has a small garden with pathway to the front door, together with a driveway providing off road parking for approximately 6 cars.

The rear garden is mainly laid to lawn with mature shrubs and trees to borders, paved patio, gated access and door leading into a DETACHED DOUBLE GARAGE with 2 up and over doors, power and light connected and eaves storage.

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

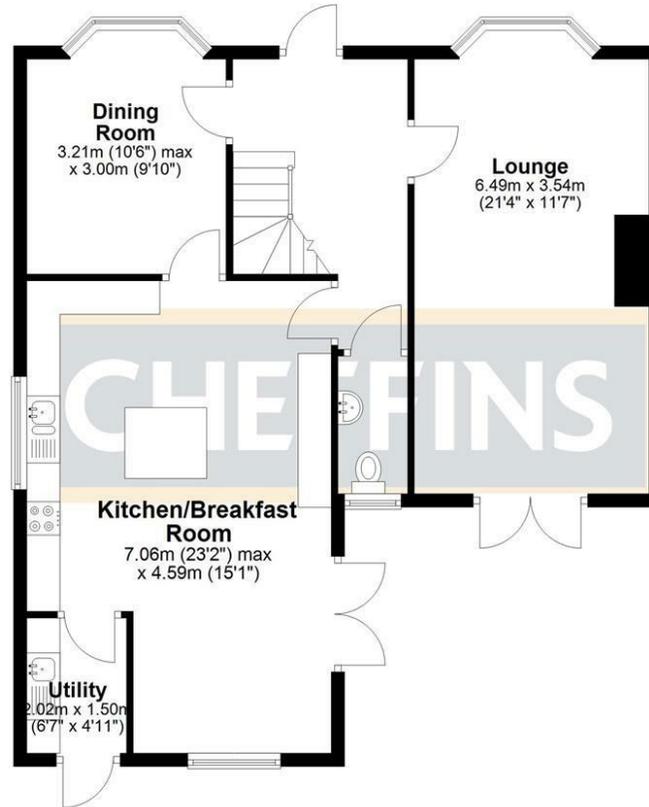






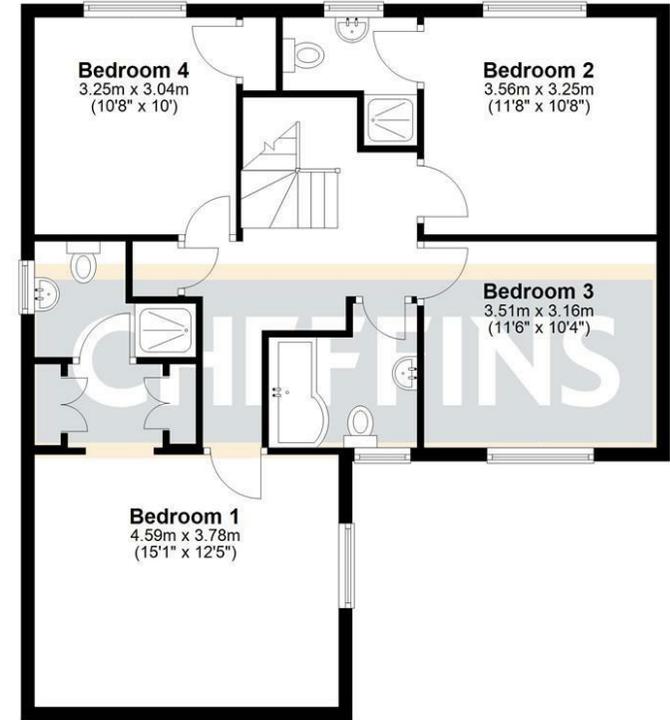
### Ground Floor

Approx. 79.2 sq. metres (853.0 sq. feet)



### First Floor

Approx. 78.6 sq. metres (845.6 sq. feet)



Energy Efficiency Rating	
Current	Potential
77	85

Very energy efficient - lower running costs  
 (62 plus) **A**  
 (51-61) **B**  
 (39-50) **C**  
 (29-38) **D**  
 (19-28) **E**  
 (9-18) **F**  
 (1-8) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Guide Price £475,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

Total area: approx. 157.8 sq. metres (1698.6 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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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.