



**1 Morello Chase,
Soham**

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1 Morello Chase, Soham, CB7 5ZU

Soham is a well-served Cambridgeshire village, with a local church, reputable village college and has an abundance of local shops and restaurants. The village lies approximately 10 miles north of the Historic racing town of Newmarket and 6 miles south west of the Cathedral town of Ely, both of which have excellent access links to Cambridge and London, via rail and road.

Benefitting from stylish accommodation to comprise an office/playroom, sitting room, kitchen/dining room and utility. With four bedrooms and ensuite bathroom to the master this property also enjoys a South Facing Garden with a detached garage and off parking for 3 vehicles.

Immaculately presented detached 4-bedroom house located at the front of a modern residential development in the heart of Soham.

Ground Floor

ENTRANCE HALL A welcoming entrance hall with a front door incorporating a top light, LVT flooring, radiator, built-in storage cupboard and staircase rising to the first floor.

DINING ROOM / PLAYROOM / STUDY A versatile reception room, currently arranged as a playroom / Games room, featuring a sash window to the front aspect, LVT flooring and radiator. Equally suited to use as a formal dining room, snug or home office.

LIVING ROOM A well-proportioned, dual-aspect reception room with a window to the side and French doors opening onto the rear garden. An attractive part-panelled wall incorporates built-in shelving, creating a characterful focal point, while a radiator and TV aerial connection complete the room.

KITCHEN / BREAKFAST ROOM A well-appointed kitchen fitted with a quality range of eye and base-level units, complemented by generous work surfaces and an inset sink with mixer tap. Integrated appliances include an oven, separate hob with extractor hood over, fridge/freezer and dishwasher. There is ample space for a breakfast table and chairs, making this a practical and sociable space for everyday family life. Further features include a useful built-in storage cupboard, tiled flooring, radiator and a window overlooking the rear garden. A door leads through to the utility room.

UTILITY ROOM Fitted with additional storage units and work surfaces incorporating an inset sink with mixer tap, together with plumbing for a washing machine and space for a tumble dryer. Tiled flooring, a radiator and a door to the side aspect provide further practicality.

CLOAKROOM Fitted with a low-level WC and wash hand basin, together with a radiator and window to the front aspect.

First Floor

FIRST FLOOR LANDING With access to the loft space, a useful airing cupboard and doors leading to the bedrooms and family bathroom.

PRINCIPAL BEDROOM A generous principal bedroom featuring two sash windows to the front aspect, a built-in cupboard, fitted wardrobes and radiator. A door leads through to the en-suite shower room.

EN SUITE SHOWER ROOM Fitted with a shower enclosure, wash hand basin and low-level WC. Part-tiled walls, wood-effect flooring, a heated towel rail and a window to the side aspect complete the room.

BEDROOM 2 A well-proportioned bedroom with a sash window overlooking the rear garden and radiator.

BEDROOM 3 A further bedroom with a sash window to the front aspect, built-in wardrobe and radiator.

BEDROOM 4 A versatile fourth bedroom with a sash window to the rear aspect, built-in wardrobes and radiator, offering flexibility for family use, guests or home working.

FAMILY BATHROOM Fitted with a panelled bath with mixer taps and shower attachment, wash hand basin and low-level WC. The room is finished with part-tiled walls, wood-effect flooring, a shaver point, radiator and a window

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Outside

FRONT GARDEN & GARAGE The property is approached via an attractive wraparound front garden, predominantly laid to lawn and complemented by established borders containing mature plants and shrubs. A pathway leads to the front entrance, while gated access provides a route through to the rear garden. A detached single garage benefits from an up-and-over door, with additional parking immediately to the front.

REAR GARDEN The fully enclosed SOUTH FACING rear garden is predominantly laid to lawn, with part-walled boundaries providing a good degree of privacy. A particularly appealing feature is the generous paved patio and seating area, creating an ideal setting for outdoor dining and entertaining. A timber-built garden bar adds a distinctive social element, complemented by outside lighting and an external water tap. Overall, the garden offers an appealing combination of lawned space and a dedicated entertaining area, well suited to family life and relaxed summer gatherings.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND D. (£2,491.95 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS outcasts.samples.blindfold

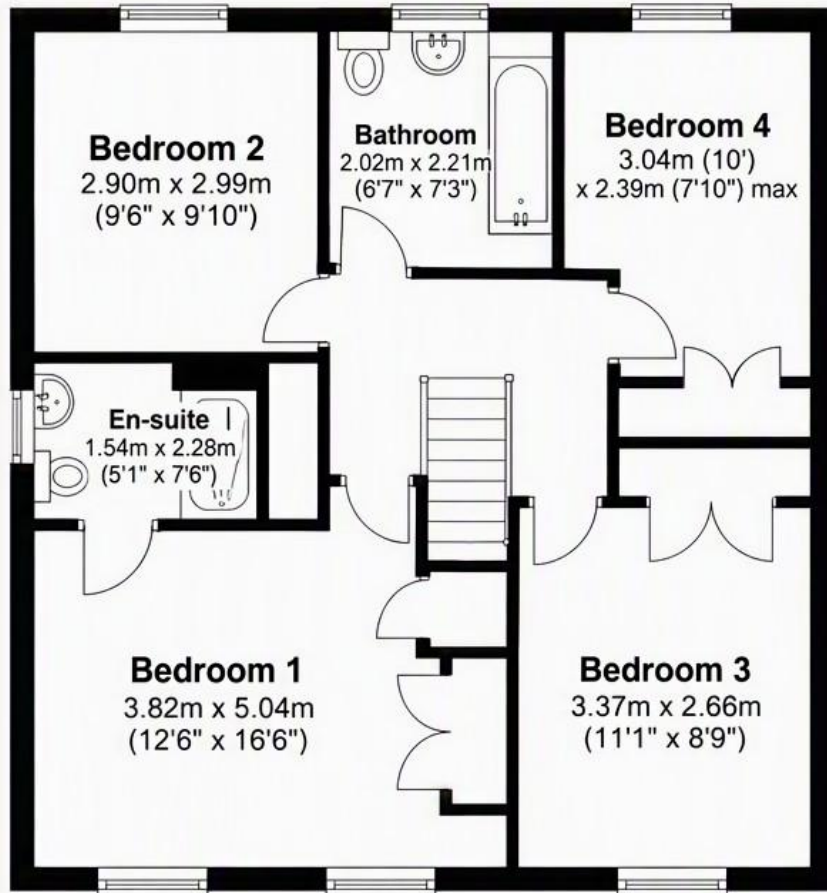
VIEWING Strictly by prior appointment only through DAVID BURR.

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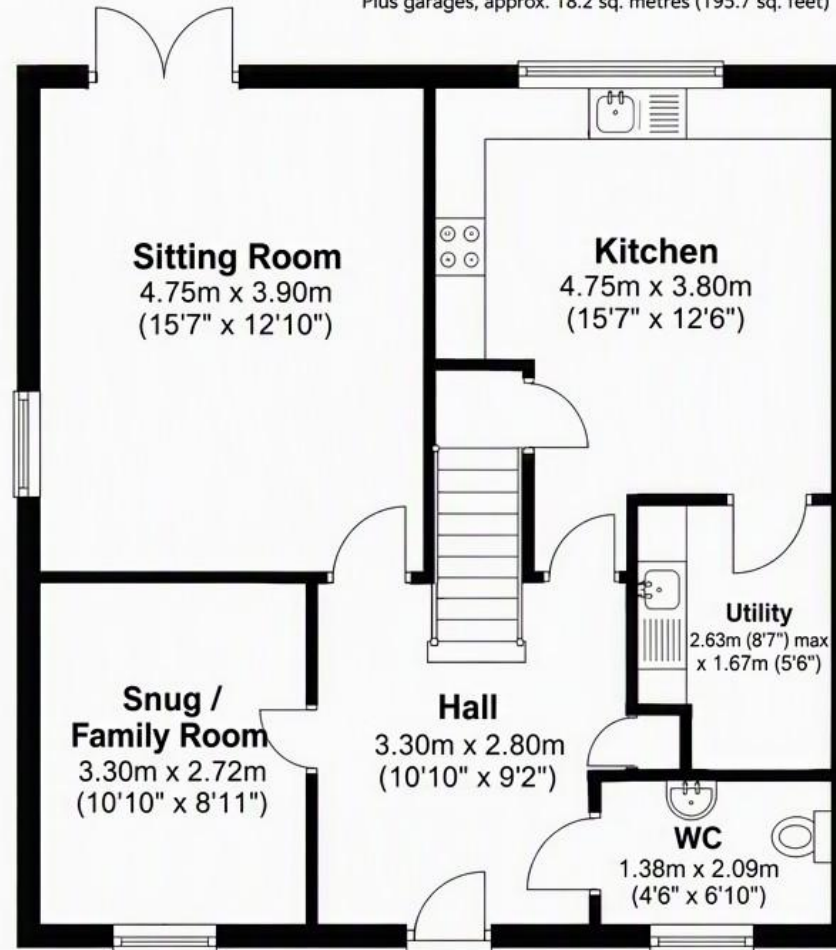
First Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



Ground Floor

Main area: approx. 63.6 sq. metres (684.8 sq. feet)
Plus garages, approx. 18.2 sq. metres (195.7 sq. feet)



Main area: Approx. 126.8 sq. metres (1364.3 sq. feet)

Plus garages, approx. 18.2 sq. metres (195.7 sq. feet)

