



**Crucion Way, Soham CB7 6AD**

**Offers Over £500,000**

**MA**  
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## Crucion Way, Soham CB7 6AD

Set on the edge of a recently constructed development, this superb modern detached family home enjoys an attractive position with a pleasant open aspect to the side overlooking a woodland area.

Ideally located in the popular town of Soham, the property offers convenient access to Ely, Newmarket and the city of Cambridge. Soham has seen significant growth in recent years and provides a wide range of local amenities, including shops, restaurants and highly regarded schooling, with Soham Village College being a particular highlight for families.

Thoughtfully designed and well-proportioned throughout, the home offers versatile and comfortable living space. The accommodation comprises a spacious entrance hall, a stylish kitchen/dining room, a generous living room, a study, cloakroom and utility room. To the first floor are four well-sized bedrooms, including a principal bedroom with ensuite, along with a modern family bathroom.

Outside, the property benefits from an extensive driveway providing ample off-road parking, a detached double garage, and a fully enclosed rear garden—ideal for both relaxation and entertaining.

Occupying a desirable edge-of-development position, this impressive home is highly recommended for viewing.

### Entrance Hall

Spacious, light hallway with LVT wood flooring. Doors leading to the kitchen/dining room, living room, study and cloakroom. Built-in storage cupboards. Radiator. Stairs leading to the first floor landing.

### Kitchen/Dining Room

10'2" x 11'5" & 10'2" x 13'3"

Stunning, sleek fitted kitchen with a range of high gloss eye and base level cupboards and storage drawers with composite worktop over, incorporating breakfast bar seating. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Integrated, eye level AEG oven and microwave. Integrated fridge/freezer and dishwasher. Spacious dining area. Luxury LVT wood flooring throughout. Radiators. Window to the rear aspect. French doors leading to the patio area. Double doors leading to the living room. Doors leading to the utility room and entrance hall.

### Living Room

18'10" x 13'3"

Contemporary, well presented living room with dual aspect windows. Built-in media wall fitted with inset log effect fireplace. Radiators. Luxury LVT wood flooring. Double doors leading to the kitchen/dining room. Door leading to the entrance hall.

### Study

5'8" x 9'11"

With window to the front aspect. Radiator. LVT wood flooring. Door to the entrance hall.

### Utility Room

A range of fitted base level cupboards with composite worktop over. Further fitted upright storage cupboard. Stainless steel 1 1/3 bowl sink with drainer and mixer tap over. Space and plumbing for washing machine. LVT wood flooring. Radiator. Half glazed door to the rear garden. Door to the kitchen/dining room.

### Cloakroom

Contemporary white suite comprising low level, concealed cistern, WC and wall mounted handbasin with mixer tap over. Attractively tiled to wet areas. LVT wood flooring. Radiator. Door leading to the entrance hall.

### First Floor Landing

Generous, light galleried landing with doors leading to all bedrooms and bathroom. Window to the front aspect. Radiator. Stairs leading to the entrance hall.

### Master Bedroom

10'2" x 9'6"

Spacious, light bedroom with window to the front aspect. Built-wardrobes and further storage cupboard. Radiator. Doors leading to the en suite and landing.

### En Suite

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted handbasin with mixer tap over and generous walk-in shower. Attractively tiled to wet areas. Ladder radiator. LVT wood flooring. Obscured window. Door to the Master bedroom.

### Bedroom 2

10'6" x 13'10"

Generous bedroom with dual windows to the front aspect. Radiator. Door to the landing.

### Bedroom 3

10'2" x 13'10"

Spacious bedroom with window to the rear aspect. Radiator. Door to the landing.

### Bedroom 4

11'8" x 8'9"

Generous bedroom with dual aspect windows. Radiator. Door to the landing.

### Bathroom

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted handbasin with mixer tap over and panelled bath with wall mounted shower over. Attractively tiled to wet areas. LVT wood flooring. Obscured window. Door leading to the landing.

### Double Garage

With up and over doors leading to the driveway. Pedestrian door leading to the rear garden.

### Outside - Front

Block paved driveway leading to the double garage, providing off road parking. EV charging point. Lawned areas with pathway leading to the front door with storm porch over. Access gate to the rear garden.

### Outside - Rear

Patio area to the rear of the house with french doors leading to the kitchen/dining room. Paved side path leading to the rear of the garden and pedestrian door to the double garage. Laid to lawn. Access gate to the front.

### PROPERTY INFORMATION

EPC - A

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 142 SQM

Parking – Double Garage & Driveway with EV Charging Point

Electric Supply – Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

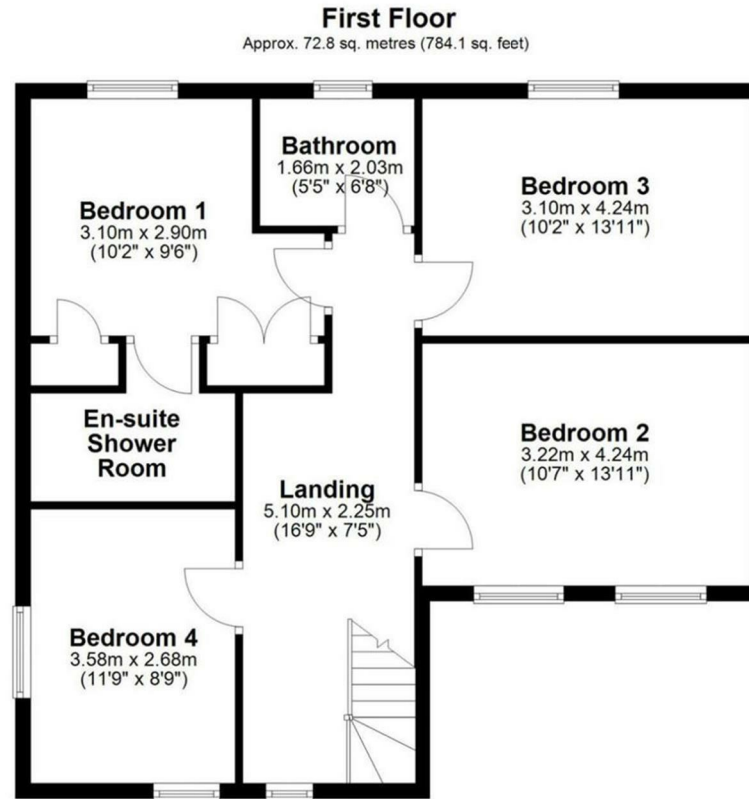
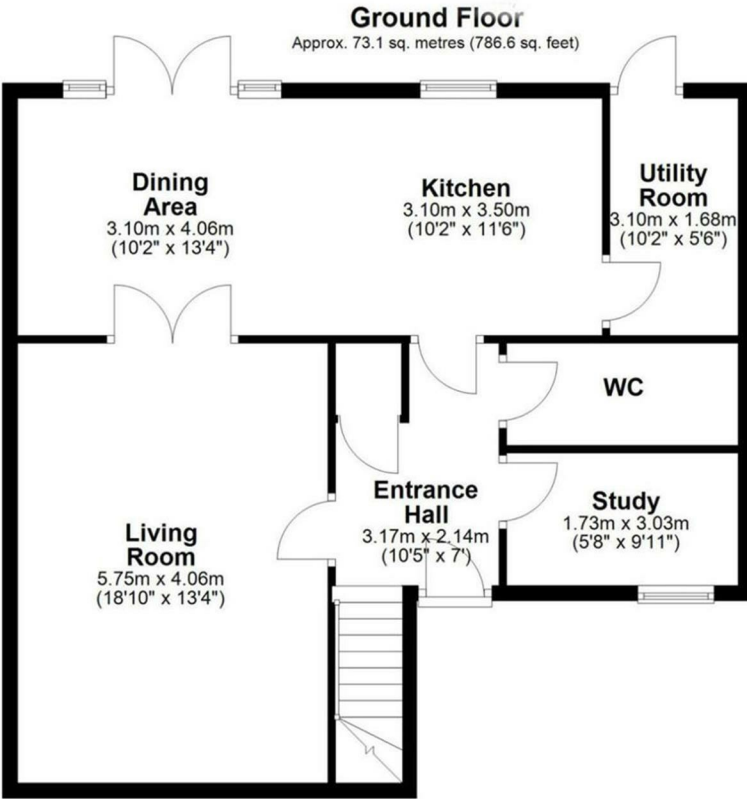
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.

Total area: approx. 145.9 sq. metres (1570.8 sq. feet)



- **Substantial Detached House**
- **Contemporary Kitchen/Dining Room**
- **Two Reception Rooms**
- **Master Bedroom with En Suite**
- **Three Further Bedrooms**
- **Contemporary Family Bathroom**
- **Generous Rear Garden**
- **Double Garage & Driveway with EVC Point**
- **Viewing Highly Recommended**



Energy Efficiency Rating	
Current	Potential
96	96
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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