



Blackthorn Court, Soham, Ely, Cambridgeshire CB7 5DT

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An immaculately presented detached property offering three bedrooms (one with en-suite) kitchen, living room, dining room, bathroom, cloakroom, attractive west facing garden backing onto open communal space, driveway and garage.

- Detached Family Home
- Entrance Hall & Cloakroom
- Living Room & Dining Room
- Fitted Kitchen
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Garage
- Attractive West Facing Rear Garden

Guide Price: £310,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. A newly opened railway station now also connects to Ely and beyond. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALL With staircase rising to first floor, door to front aspect, radiator and tiled flooring.

DOWNSTAIRS CLOAKROOM With low-level WC and wash hand basin.

LIVING ROOM 12'10" x 10'11" (3.92 m x 3.32 m) With double glazed bay window to front aspect, radiator, wood affect flooring and double doors opening into:-

DINING ROOM 9'5" x 7'7" (2.88 m x 2.31 m) With double glazed patio doors to rear garden, radiator and wood affect flooring.

KITCHEN 8'9" x 7'2" (2.66 m x 2.19 m) With 1 & 1/4 stainless steel sink unit and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, electric oven, gas hob and extractor hood above, plumbing for utilities, space for freestanding fridge freeze and double glazed window to rear aspect.

FIRST FLOOR LANDING With double glazed window to side aspect.

BEDROOM ONE 10'9" x 9'6" (3.27 m x 2.90 m) With double glazed window to rear aspect. Radiator and door to:-

EN-SUITE SHOWER ROOM With shower cubicle, low-level WC, pedestal wash hand basin double glazed window to rear aspect.

BEDROOM TWO 9'9" x 6'7" (2.97 m x 2.00 m) With double glazed window to front aspect and radiator.

BEDROOM THREE 10'4" x 8'4" (3.15 m x 2.55 m) With double glazed window to front aspect, radiator, built-in storage cupboard and loft access.

FAMILY BATHROOM Suite comprising panelled bath with shower above, low-level WC, pedestal wash hand basin and double glazed window to side aspect

EXTERIOR The property benefits from driveway and single garage providing ample off-road vehicle parking. Gated access leads to a most attractive West facing garden with block paved patio and low maintenance garden with gravel boards and a variety of mature plants and shrubs.

GARAGE 16'9" x 8'2" (5.10 m x 2.50 m)

Tenure The property is Freehold

Council Tax Band C **EPC** To Follow

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Ref CWH-7494





**Approximate Gross Internal Area 721 sq ft - 67 sq m
(Excluding Garage)**

Ground Floor Area 363 sq ft - 34 sq m

First Floor Area 358 sq ft - 33 sq m

Garage Area 137 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of depth, width and height are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure above is for initial guidance only and should not be relied on as a basis of valuation.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.