



Glebe Meadows, Earl Soham, IP13 7SY



welcome to

Glebe Meadows, Earl Soham

A four-bedroom detached home set in a peaceful location in Earl Soham, offer a spacious lounge with brick fireplace, large kitchen with utility room, study, family bathroom and primary bedroom with ensuite. Outside the property features enclosed rear garden, off-road parking & double garage.

Entrance Hall

Entrance door, stairs with storage, carpet flooring.

Cloakroom

Double glazed window to front aspect, w/c, wash hand basin, radiator, carpet flooring.

Study

9' 10" x 8' 5" (3.00m x 2.57m)

Double glazed window to front aspect, radiator, carpet flooring.

Lounge

20' 10" x 17' 9" (6.35m x 5.41m)

Two double glazed window to front aspect, three double glazed windows to rear aspect, double glazed French door to rear aspect, four radiators, brick fireplace with log burner, tiled flooring.

Dining Room

10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed window to side and rear aspect, double glazed French door to rear aspect, radiator, carpet flooring.

Kitchen

14' 1" x 7' 6" (4.29m x 2.29m)

Double glazed window to side aspect, base and eye units, tiled splash back, space for fridge/freezer, ceramic sink, Range style oven with extractor over top, radiator, tiled flooring.

Utility Room

7' 2" x 5' 9" (2.18m x 1.75m)

Door to side aspect, base level units, sink, space for washing machine and dishwasher, radiator, tiled flooring.

Landing

Airing cupboard with radiator, loft hatch, radiator, carpet flooring.

Bedroom 1

16' 1" Max x 10' 11" Max (4.90m Max x 3.33m Max)

Double glazed windows to side and rear aspect, two fitted wardrobes, radiator, carpet flooring.

En Suite

Double glazed window to side aspect, w/c, wash hand basin, double shower, part tiled walls, radiator, extractor fan.

Bedroom 2

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed window to rear aspect, double fitted wardrobe, radiator, carpet flooring.

Bedroom 3

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed window to front aspect, double fitted wardrobe, radiator, carpet flooring.

Bedroom 4

9' 11" x 8' 7" (3.02m x 2.62m)

Double glazed window to front and side aspect, radiator, double fitted wardrobe, carpet flooring.

Bathroom

Double glazed roof window, W/C, wash hand basin, bath tub, radiator, part tiled walls, extractor fan.





Front Garden

Shared access, off road parking to front aspect, right of way.

Rear Garden

Walled for boundary, raised decking area, gate to access the front, raised beds, steps up to lawn area with shrubs, patio to rear, shed, mature plants, oil tank.

Double Garage

Double barn style doors to rear, power and light.



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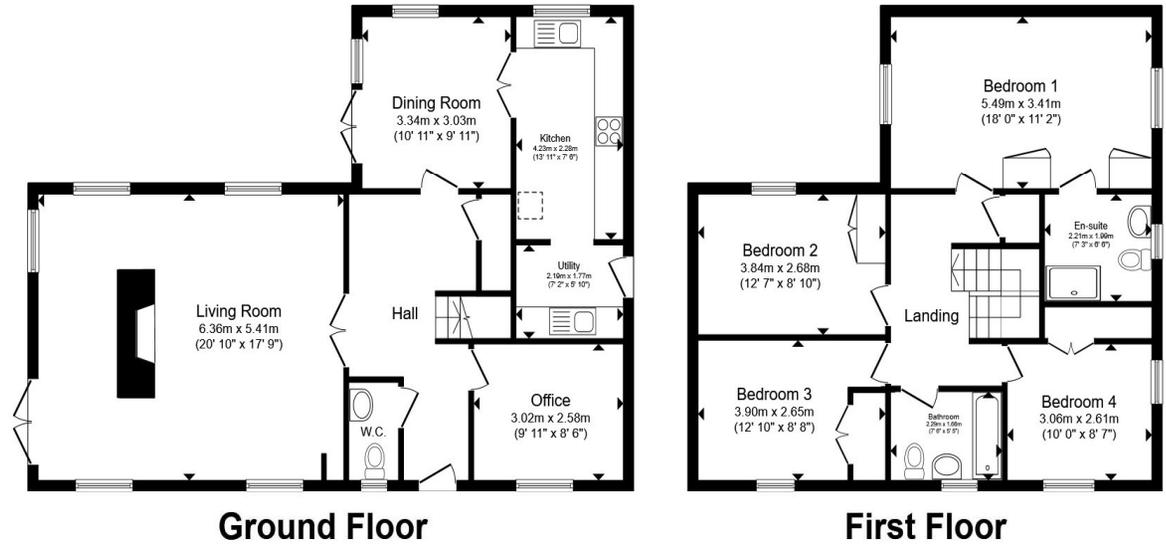
- Four-bedroom detached home
- Spacious lounge with brick fireplace
- Kitchen with separate utility room
- Lovely enclosed rear garden
- Primary bedroom with ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£550,000



Total floor area 153.5 m² (1,652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:

FLH104976 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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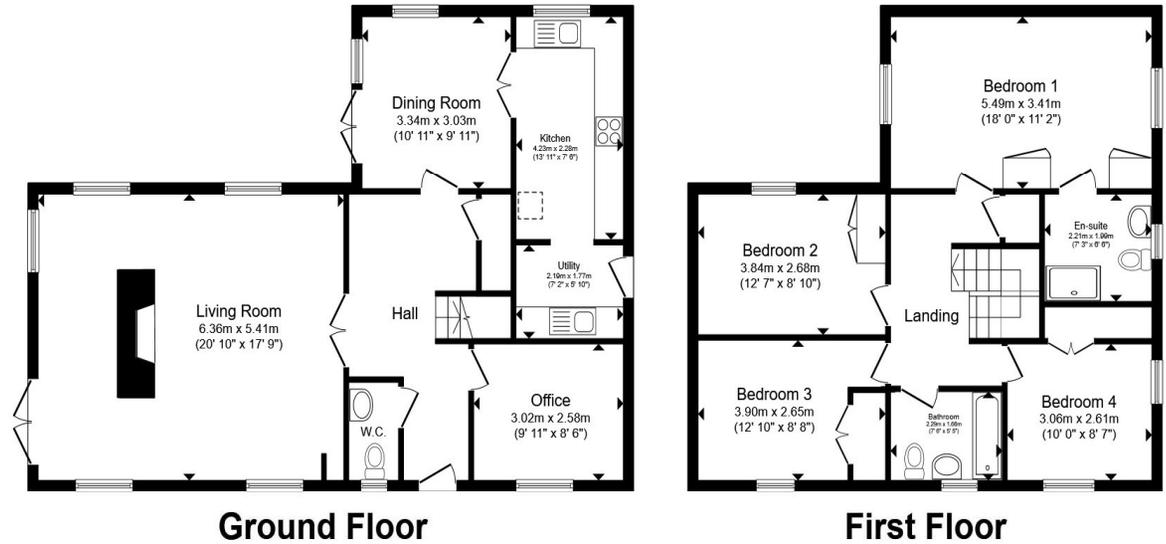
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