



54 Teal Avenue, Soham
Ely

RICHARD
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ESTATE AGENTS 

£465,000

54 Teal Avenue

Soham, Ely

This impressive five bedroom detached house is arranged over three storeys and offers substantial accommodation ideal for modern family living.

The property is presented with no upward chain and features a spacious lounge, perfect for relaxing or entertaining guests, whilst the heart of the home is a beautifully refitted kitchen/dining room, complemented by a practical utility room. There are five well-proportioned bedrooms, two of which benefit from en-suite facilities, providing comfort and privacy for family members or guests.

The outside space is equally impressive and perfectly suited for both relaxation and entertaining as you will find an enclosed garden that ensures excellent privacy.

There is a driveway providing side by side parking whilst the double garage has been converted into a versatile games room, offering flexible space that could easily serve as a home office, studio, or be reverted to its original use as a garage.

The property is conveniently located for The Shade primary school and to fully appreciate the spacious accommodation a viewing is highly recommended.



54 Teal Avenue

Soham, Ely

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Three Storey House
- Substantial Accommodation
- 5 Bedrooms (2 En-suites)
- Refitted Kitchen/Dining Room & Utility
- Spacious Lounge
- Double Garage Converted Into Games Room
- Driveway & Private Rear Garden
- No Upward Chain



Entrance Hall

With door to front, stairs to first floor, understairs cupboard, radiator.

Cloakroom

With low level WC, wash basin, radiator.

Lounge

With double glazed window to front and French doors to rear, fitted gas fire with stone hearth, television point, two radiators.

Kitchen/Dining Room

Refitted with a range of high gloss wall and base level units, drawers and matching work surfaces, sink unit and drainer, built in electric double oven and microwave, hob and extractor hood, dishwasher, double glazed window to front and bay window to rear with built in bench seat with storage below, radiator.

Utility

With door to rear garden, stainless steel sink unit and drainer, refitted with high gloss wall and base level units and worksurfaces, plumbing for washing, space for tumble dryer, radiator.

First Floor Landing

With airing cupboard housing hot water cylinder, stairs to second floor, radiator.

Bedroom 1

With double glazed window to front, radiator.

En-suite

With suite comprising panelled bath, vanity unit with wash basin, low level WC, separate shower, double glazed window to rear, radiator.



Bedroom 2

With double glazed window to front, radiator.

En-suite

With shower cubicle, wash basin, low level WC, double glazed window to front, radiator.

Bedroom 5

With double glazed window to rear, radiator.

Bathroom

With low level WC, vanity unit with wash basin, panelled bath with shower from the taps, double glazed window to rear, radiator.

Second Floor Landing

Bedroom 3

With double glazed windows to front and side and Velux window to rear, two radiators.

Bedroom 4

With double glazed windows to front and side and Velux window to rear, radiator.

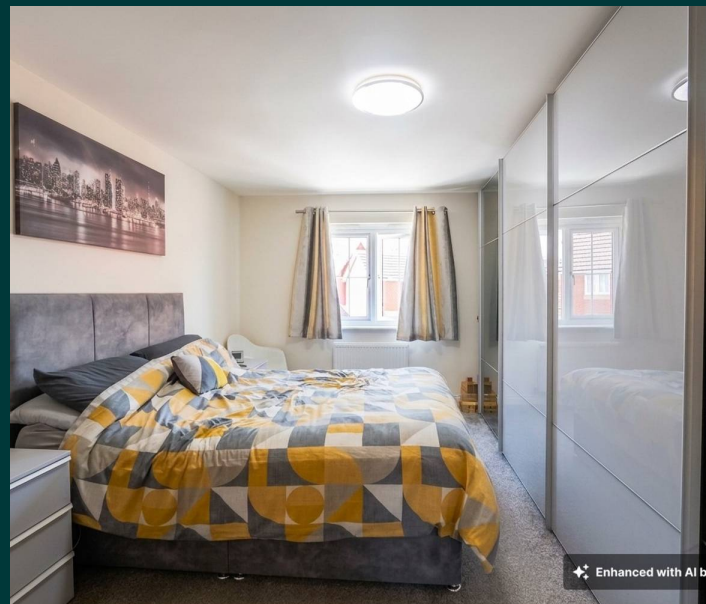
Bathroom

With panelled bath with shower from the taps, low level WC, vanity unit with wash basin, double glazed window to rear, radiator.

Outside

To the rear of the property is an enclosed garden offering excellent privacy. The garden has an extended patio and lawn, together with decking to the side and rear providing spacious seating areas with one having a timber built open summer house.

To the side of the house is a driveway providing side by side parking. There is a double garage which has been converted to an excellent games room/bar. This could also be used for a home office or studio, or could be converted back to use as a garage.





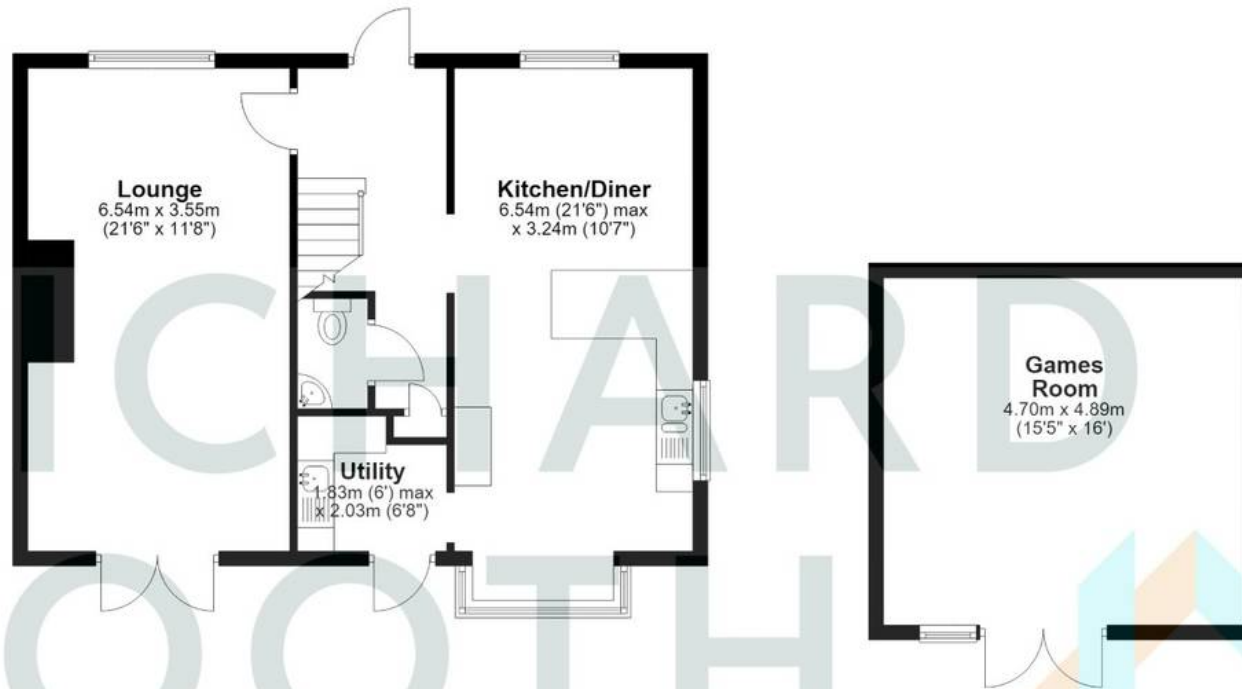






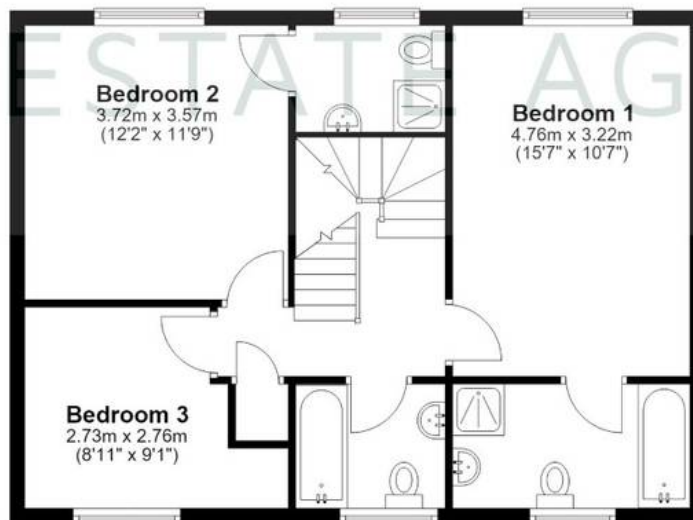
Ground Floor

Approx. 82.6 sq. metres (889.2 sq. feet)



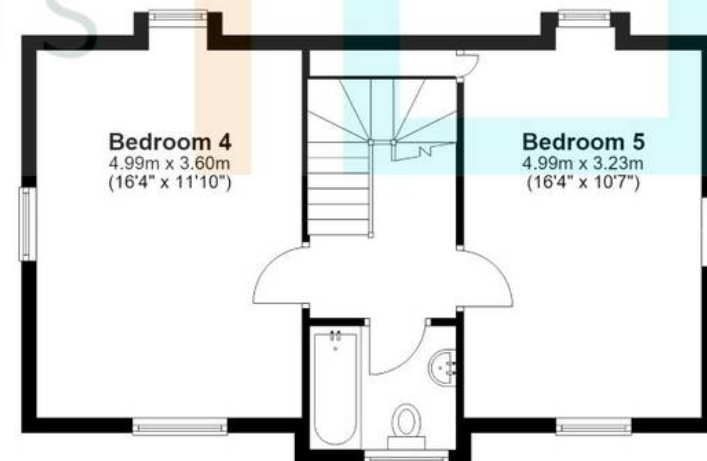
First Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



Second Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 187.9 sq. metres (2022.7 sq. feet)



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