



Pratt Street, Soham, CB7 5BH

**CHEFFINS**

## Pratt Street

Soham,  
CB7 5BH

- 4 Bedroom Detached House
- Double Garage
- Kitchen / Breakfast Room
- Conservatory
- Central Village Location Close to Amenities
- FREEHOLD / COUNCIL TAX D / EPC D

Cheffins are pleased to market this superb 4 Bedroom Detached House situated in the centre of the popular village of Soham within close proximity to the schools and local amenities.

The property comprises of Entrance Hall, Sitting Room, Kitchen / Breakfast Room, Conservatory, 4 Bedrooms (1 with ensuite toilet), Family Bathroom, downstairs Cloakroom, Double Garage and private drive and fully enclosed Garden.

4 1 2

## Offers In Excess Of £450,000





## LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham railway station operates on the Ipswich to Peterborough line with options to travel to Ely (with its connections to Cambridge and London), March, Peterborough, Bury St Edmunds, Stowmarket and Ipswich. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

## **ENTRANCE HALLWAY**

With stairs rising to the first floor, downstairs cloakroom, understairs storage cupboard, radiator and wooden flooring, single glazed featured window looking through to the kitchen. Door to...

## **CLOAKROOM**

With opaque double glazed window to the rear, wash hand basin with mixer tap and tiled splash back, under sink storage cupboard, low level WC, radiator and tiled flooring.

## **KITCHEN / BREAKFAST ROOM**

Spotlight features, double glazed windows to the front and rear, door leading to the garden, a range and wall and base units with quartz worktop space, integrated five ringed gas hob with stainless steel Neff extractor hood, integrated Neff slide and hide oven, integrated oven and grill with plate warmer, integrated fridge/freezer, integrated dishwasher, two radiators, kitchen island with quartz worktop and downlights above with wine cooler, additional storage cupboards with one housing the boiler, integrated one and a quarter stainless steel sink with mixer tap, LVT flooring and wall mounted fuse board.

## **SITTING ROOM**

With double glazed windows to the front, two radiators, featured brick fireplace with wood burner, sliding doors leading to..

## **CONSERVATORY**

With ceiling fan, side doors leading through to the patio area and tiled flooring.

## **FIRST FLOOR LANDING**

Loft hatch with ladder fitted, double glazed windows to the front, radiator, door to..

## **BEDROOM 1**

With double glazed window to the rear, radiator, built in storage above bed frame. Door to..

## **ENSUITE**

Opaque double glazed window to the rear, low level WC, wash hand basin with mixer tap, tiled splash back and under storage, heated towel rail and tiled flooring.

## **BEDROOM 2**

With double glazed window to the front, built in storage cupboards and desk, radiator.

## **BEDROOM 3**

Double glazed window to the front, built in storage and desk, radiator.

## **BEDROOM 4**

With double glazed window to the rear, radiator, built in wardrobes.

## **FAMILY BATHROOM**

With spotlights, extractor fan, double opaque window to the rear, panelled P shaped bath with rainfall shower, low level WC, wash hand basin with under storage and mixer tap and tiled splashback surrounding, heated towel rail, mirror with light and bluetooth and tiled flooring.

## **OUTSIDE**

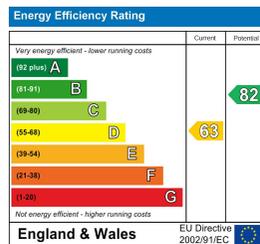
The front of the property is situated off of a private gravelled drive with a double garage, ample parking, enclosed by brick walls and gated access leading to..

South facing rear garden which is fully enclosed by brick walls and wooden fence panels, with newly laid patio area with porcelain tiles, raised decking, barbeque section with electricity connected, with laid lawn, raised stone filled bedding with a variety of greenery. Additional side passage way leading through to the shed.

## **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.