



Perch Chase, Soham CB7 6AJ

welcome to

Perch Chase, Soham

A newly built detached family home offering well proportioned accommodation throughout with four bedrooms, two with en-suite facilities, three reception rooms and good size rear garden - Early viewing highly recommended.

Entrance Hall

With radiator, stairs leading to first floor and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, wash hand basin with mixer tap over, radiator and double glazed window to side.

Study

With radiator, storage cupboard and double glazed window to front aspect.

Dining Room

With radiator and double glazed window to front aspect.

Living Room

With two radiators and double glazed French doors opening to rear garden.

Kitchen/Breakfast Room

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one a half bowl stainless steel sink with mixer tap over, built in eye level oven with separate hob and extractor over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, double glazed window to rear aspect and double glazed French doors to rear garden.





First Floor Landing

With radiator, loft access, airing cupboard, double glazed window to side aspect and doors to:

Bedroom One

With radiator, built in wardrobe, double glazed window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising double shower enclosure, low level w.c, wash hand basin with mixer tap over, towel ladder radiator, extractor and double glazed window to side.

Bedroom Two

With radiator, double glazed window to rear aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, wash hand basin with mixer tap over, towel ladder radiator, extractor and double glazed window to side.

Bedroom Three

With radiator and double glazed window to front aspect.

Bedroom Four

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap over, shower attachment and glass shower screen, low level w.c, wash hand basin with mixer tap over, towel ladder radiator, extractor and double glazed window to rear.

Outside

To the front of the property there is a mainly lawned garden with a pathway leading to the front door. A block paved driveway to the side of the property leads to the detached garage and gated access to the rear garden. The good size rear garden has an initial paved patio area and opens to a mainly lawned garden and is fully enclosed.

Garage

With personal door to side.

Agents Note

We have been advised there is an estate fee for green spaces of £284.62 per annum. Please contact the branch for further details.



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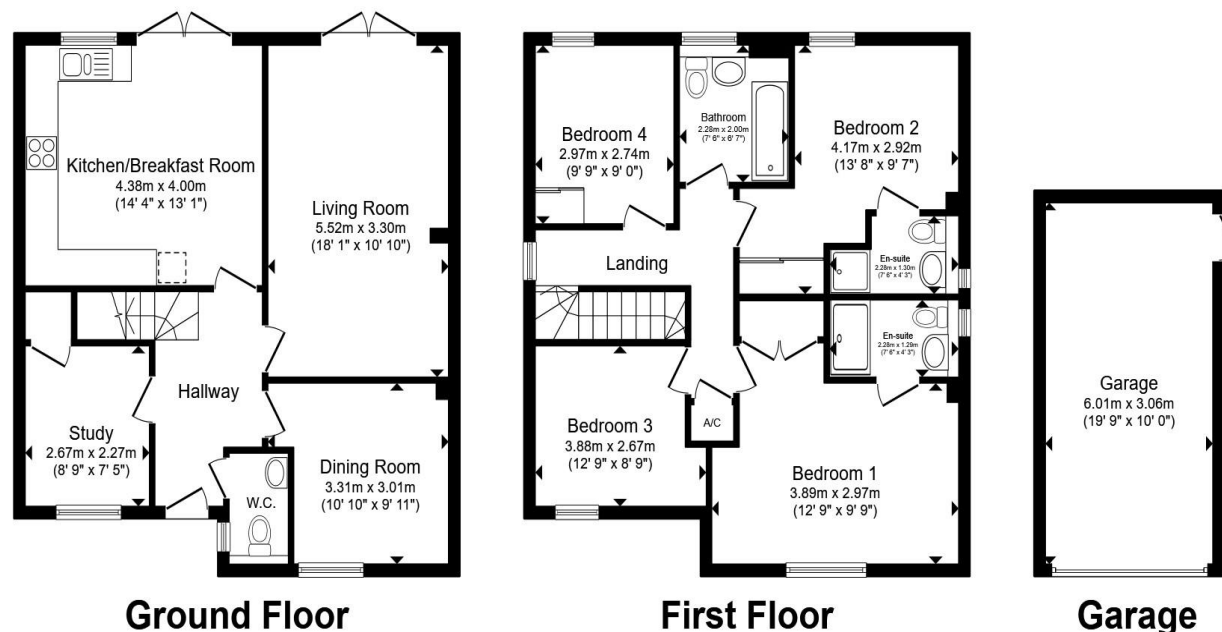
welcome to

Perch Chase, Soham

- Newly Built Detached House
- Four Bedrooms
- Two En-suite Shower Rooms
- Three Reception Rooms
- Garage & Driveway

Tenure: Freehold
EPC Rating: B
Council Tax Band: E

offers over
£450,000



Total floor area 145.2 m² (1,563 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:
ELY110323 - 0002

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