



## 2 Windmill Close

Soham, Ely, Cambs, CB7 5BG

**Guide Price £319,995**



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## Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

## Description

This deceptively spacious detached 4/5-bedroom chalet bungalow with single garage and parking is in a small cul-de-sac location on the outskirts of the town and overlooks the popular windmill. The flexible accommodation benefits from gas central heating and double glazing and an ensuite to bedroom 1.

## Hallway

Part double glazed entrance door and side panels. Coved ceiling with 3 light points. Stairs to first floor with under stairs storage. Radiator. Airing cupboard with hot water tank and shelving

**Living Room** - 4.19m x 3.63m (13'9" x 11'11")  
Double glazed window to the front aspect. Radiator. Coved ceiling with spotlights. Built-in cupboards and shelving to recess.

**Kitchen** - 3.15m x 2.46m (10'4" x 8'1")  
Double glazed window and door to the rear garden. Range of units at base and wall level with roll top work surfaces over and incorporating a single bowl stainless-steel sink and mixer tap. Tiled splash areas. Space for low fridge. Space for upright fridge freezer. Space and plumbing for automatic washing machine and dishwasher. Space for free standing cooker with stainless steel extractor canopy over. Wall mounted Ideal gas fired boiler serving central heating and hot water.

**Bedroom 2** - 3.33m x 3.2m (10'11" x 10'6")  
Double glazed window to the front aspect. Coved ceiling with light point. Radiator. Built-in double wardrobe.

**Bedroom 3** - 2.95m x 2.62m (9'8" x 8'7")  
Double glazed window to the side aspect. Radiator. Ceiling light point.

**Bedroom 4/Study** - 2.24m x 2.06m (7'4" x 6'9")  
Double glazed window to the side aspect. Radiator. Coved ceiling with light point.

**Dining Room** - 3.89m x 2.57m (12'9" x 8'5")

Double glazed window to the rear aspect.  
Coved ceiling with light point. Radiator.  
(Possible further bedroom)

**Bathroom** - 1.98m x 1.93m (6'6" x 6'4")

'P' Shaped bath with mixer tap and shower attachment & screen over. Low level WC. Pedestal wash basin with mixer tap. Heated towel rail. Tiled splash areas. Extractor fan and ceiling light point

**Second Floor**

**Bedroom 1** - 5.08m x 5.03m (16'8" x 16'6")

Galleried landing into bedroom Double glazed Velux skylight window to the front aspect. Further skylight window. TV Point. Radiator. Eaves storage cupboards. Air conditioning unit. Ceiling light point and spotlights. Door to:

**Ensuite** - 2.49m x 2.11m (8'2" x 6'11")

Free standing bath. Low level WC. Pedestal wash basin. Heated towel rail. Shaver socket. Extractor fan. Tiled floor. Skylight window.

**Outside**

The frontage has parking for 2-3 vehicles and a single garage with power and light and a stone chipped pathway to the covered entrance door. The rear garden is fully enclosed with timber fencing and brick walling with a gate leading to the rear of the garage. There is a patio and Fujitsu Air Conditioning Unit.

**Property Information.**

Council Tax Band is B - Local Council is East Cambridgeshire District Council.

The property is Freehold with registered title CB124124.

Flood risk is very low

All main services are connected.

Restrictions apply, but there are no Wayleaves, Easements or Rights of Way

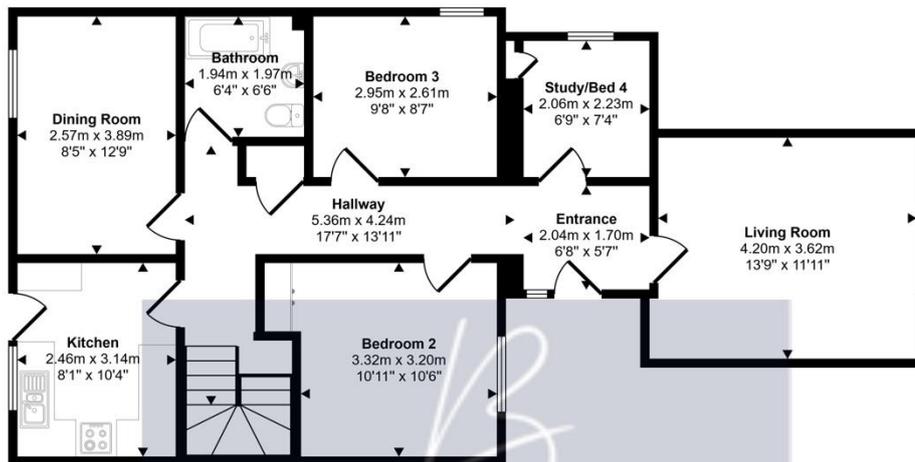
Estimated broadband speeds are Standard 13mbps, Superfast 33 mbps and Ultrafast 100mbps.



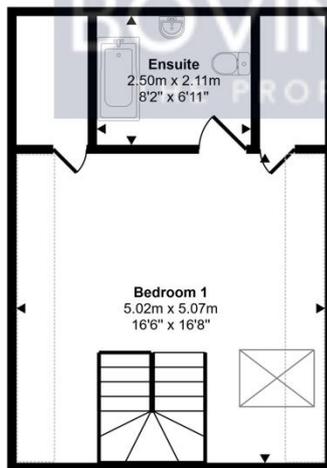


## Floor Plan

Approx Gross Internal Area  
119 sq m / 1278 sq ft



Ground Floor  
Approx 82 sq m / 882 sq ft



First Floor  
Approx 37 sq m / 396 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph

# EPC COMMISSIONED

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.



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