



Red House Gardens, Soham, CB7 5FQ

CHEFFINS

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CB7 5FQ

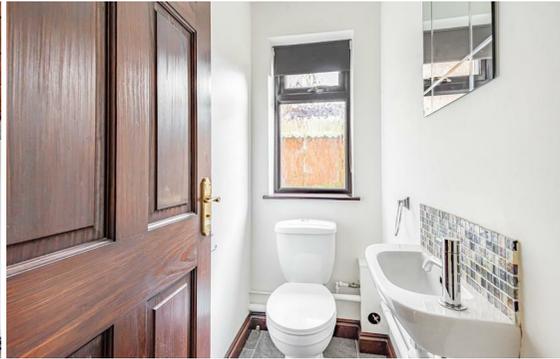
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Guide Price £585,000

- Detached Family Home
- 5 Bedrooms - 1 Ensuite
- Open Plan Living/Dining Room
- Double Glazed Conservatory
- Modern Kitchen/Breakfast Room
- Garage & Driveway
- Good Access to Local Schools & Amenities
- NO CHAIN

An individual 5 bedroom detached property offered with NO CHAIN and attractively situated in a sought after area with good access to the local schools. The property features a large open plan sitting/dining room with a fireplace and wood burning stove, a superb well equipped modern fitted kitchen/breakfast room, a study and a double glazed conservatory. Additional features include a primary bedroom suite with a dressing area and ensuite, 4 further bedrooms and a family bathroom. Outside benefits from a good sized driveway, a garage and an attractive well maintained rear garden.





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 has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.

ENTRANCE PORCH

with a glazed entrance door, glazed windows, tiled flooring, entrance door leading to;

ENTRANCE HALL

with stairs leading to the first floor, wood laminate flooring, under stairs storage cupboard, radiator.

DINING AREA

with wood laminate flooring, radiator, windows to front and side aspects, opening leading through to;

LIVING ROOM

with a feature fireplace with brick hearth and surround and oak mantle, Arrow wood burning stove, radiator, window to the rear aspect, double glazed bi-folding doors leading to;

CONSERVATORY

UPVC double glazed with light and power, Karndean flooring, pair of French doors to side aspect opening onto the garden.

KITCHEN/BREAKFAST ROOM

with a range of contemporary modern base and wall units comprising a 1½ bowl stainless steel sink and drainer, Minerva composite worktops, down lighting, centre island with cupboard storage under and breakfast bar, space for freestanding double Range with double extractor hood over and integral lighting, Karndean tile effect flooring, recessed ceiling spotlights, space and plumbing for American style fridge/freezer, wine fridge, integrated Hotpoint dishwasher, windows to side and rear aspects, half glazed door leading to the garden.

REAR LOBBY

with Karndean tile effect flooring, recessed ceiling lighting, integral door leading to garage.

CLOAKROOM

with low level WC, hand basin with tiled splash backs, Karndean tile effect flooring, window to side aspect.

UTILITY ROOM

with worktops base and wall mounted units, space and plumbing for washing machine, Ideal gas-fired central heating boiler, recessed ceiling lighting, window to side aspect.

STUDY

with Karndean tile effect flooring, radiator, recessed ceiling lighting, 2 windows to side aspect.

FIRST FLOOR**GALLERIED LANDING**

with wood panelling to ceiling, access to roof space, airing cupboard with cylinder and immersion, Velux window to front aspect.

PRIMARY BEDROOM SUITE

with double built in wardrobe with mirrored sliding doors, radiator, window to rear aspect.

ENSUITE SHOWER ROOM

with tiled shower cubicle, hand basin with mixer tap and cupboard storage under, low level WC, tiled flooring, part wood panelled ceiling, window to rear aspect.

DRESSING ROOM

with double built in wardrobes with mirrored sliding doors, part wood panelled ceiling, radiator, Velux window to front aspect.

BEDROOM 2

accessed via Bedroom 3/Playroom, with double built in wardrobe with mirrored sliding doors, part wood panelled ceiling, radiator, window to front aspect and Velux window to side.

BEDROOM 3/PLAYROOM

with part wood panelled ceiling, radiator, Velux window to one side, window to other side.

BEDROOM 4

with radiator, window to rear aspect.

BEDROOM 5

with double built in wardrobe with mirrored sliding doors, radiator, window to side aspect.

FAMILY BATHROOM

with corner panelled bath with mixer tap and shower attachment, separate shower cubicle, hand basin with mixer tap and cupboard storage under, wall mounted mirror with cabinet and integral lighting, low level WC, part wood panelled ceiling, ladder style heated towel rail, window to rear aspect.

OUTSIDE

To the front of the property is a large herringbone patterned paved driveway leading to the garage. The front garden area is laid to lawn with a pair of mature trees and walled boundary to front, gated side access.

To the rear of the property is a laid to lawn garden with established shrubs and hedge boundary, paved patio area, raised timber decking, shingle beds, outside lighting and outside tap.

GARAGE

with metal door, light and power, window to side.

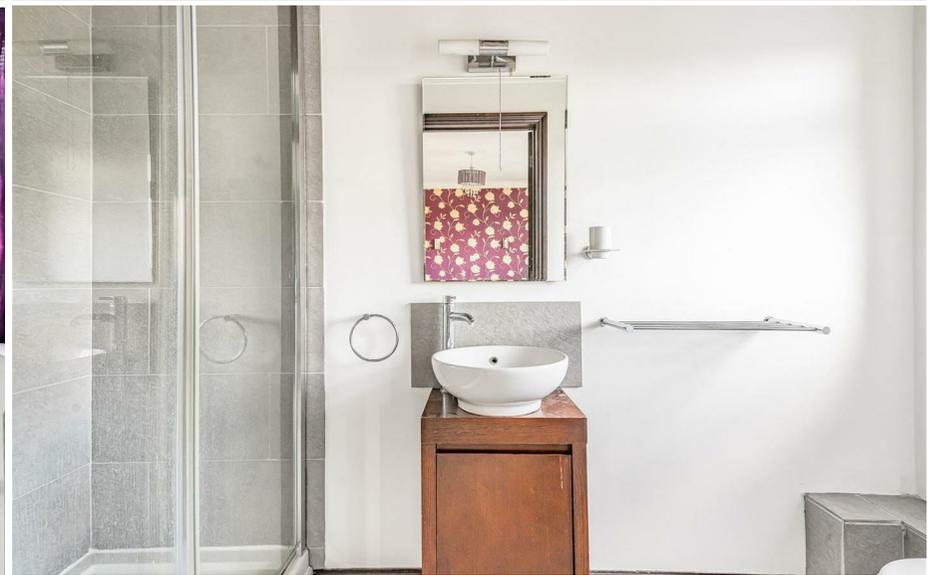
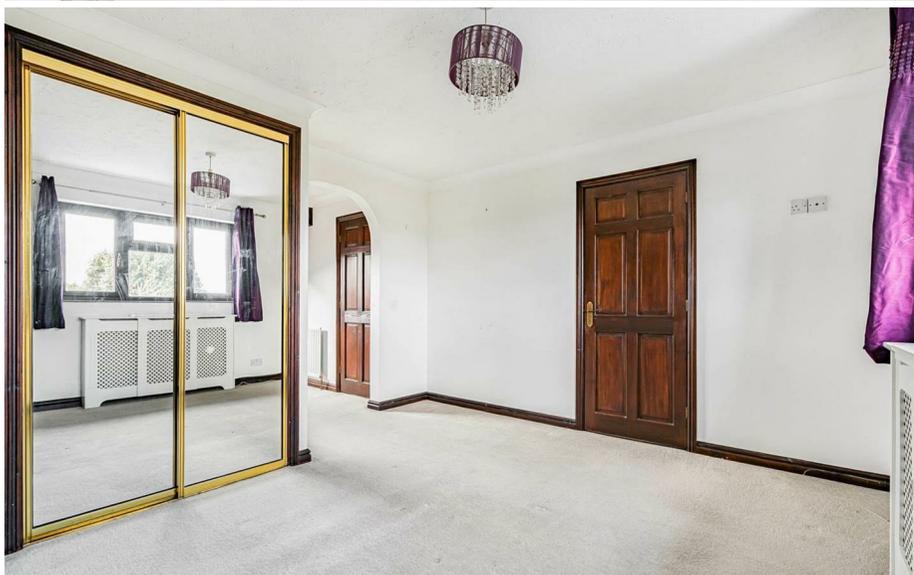
SALES AGENTS NOTES

The property benefits from solar panels on the rear elevation, these are owned outright and excess energy can be sold back to the grid.

For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £585,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 2255 sq ft - 210 sq m
(Excluding Garage)**

Ground Floor Area 1075 sq ft – 100 sq m

First Floor Area 1180 sq ft – 110 sq m

Garage Area 226 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | 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.

