St. Felix Close, Soham, CB7 5ZX

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Soham,
CB7 5ZX

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Guide Price £440,000

- Well Presented Detached House
- Cul-De-Sac Location
- 3/4 Bedrooms (1 With Dressing Area and Ensuite)
- Kitchen / Utility Room
- Tandem Garage and Parking
- Well Maintained Gardens
- Freehold / Council Tax D / EPC C

Cheffins are delighted to market this well-presented detached family home, ideally situated within a popular cul-de-sac in the sought-after town of Soham.

The accommodation comprising of entrance hall, ground floor cloakroom, comfortable living room, and a bright garden room. The well-appointed kitchen/breakfast room is complemented by a separate utility room, while a study offering flexibility as a ground floor bedroom adds further appeal.

Upstairs, the property boasts three generously sized bedrooms, including a principal bedroom with ensuite and dressing room (previously bedroom 4), alongside a modern family bathroom.

Externally, the property benefits from a low-maintenance front garden and a driveway leading to a tandem garage with power, lighting, and an electric roller door, providing ample parking for two vehicles. The fully enclosed rear garden is designed for ease of upkeep, featuring artificial lawn, a paved patio area, and a decked seating space, all enhanced by well-stocked borders.

Early viewing is highly recommended to fully appreciate this excellent home.

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 HALL
With door to front, radiator and stairs leading to first floor.

CLOAKROOM
Fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap over. Window to the front and radiator.

LIVING ROOM
With window to the front, double doors to the rear leading to the garden room, featured woodburner with tiled surround, two radiators.

GARDEN ROOM
With skylight window, patio doors and windows to the rear.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, stainless steel sink with mixer tap over, integrated dishwasher, stainless steel 5 burner gas hob with extractor hood over, double electric ovens. With door and window to the rear and skylight window.

UTILITY
Fitted with a range of base and wall units cupboards and drawers with worksurfaces over, stainless steel sink with mixer tap over, space for washing machine and tumble dryer. Extractor, understairs storage cupboard, radiator, boiler and alarm control panels.

STUDY / BEDROOM 4
With window to the front, radiator.

FIRST FLOOR LANDING
Window to the rear, loft access, radiator, airing cupboard housing the hot water tank and shelving.

BEDROOM 1
With window to the front, radiator, built in drawer units.

DRESSING AREA
Previously the 4th bedroom. With window to the rear, radiator, built in wardrobes.

ENSUITE
Fitted with a three piece suite comprising of low level WC, wash hand basin in vanity unit and shower cubicle. Window to the front, radiator, extractor fan.

BEDROOM 2
With window to the rear, radiator and built in wardrobes.

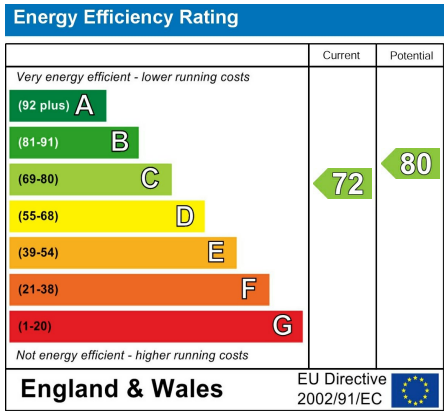
BEDROOM 3
Window to the front and radiator.

FAMILY BATHROOM
Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap over, bath with mixer tap over, heated towel rail, extractor fan and window to the front.

OUTSIDE
To the front of the property there is a small low maintenance garden with a driveway leading to a tandem garage with an electric roller door, connected with power and light with a personal door to the rear garden. Passageway leading to the fully enclosed rear garden mainly laid with artificial grass, shrubs and flowers to borders, gate to rear and timber decking area.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

AGENTS NOTE
Please be advised the dressing area was previously the 4th Bedroom and can be re-instated as there is separate access from the first floor landing.



Guide Price £440,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council

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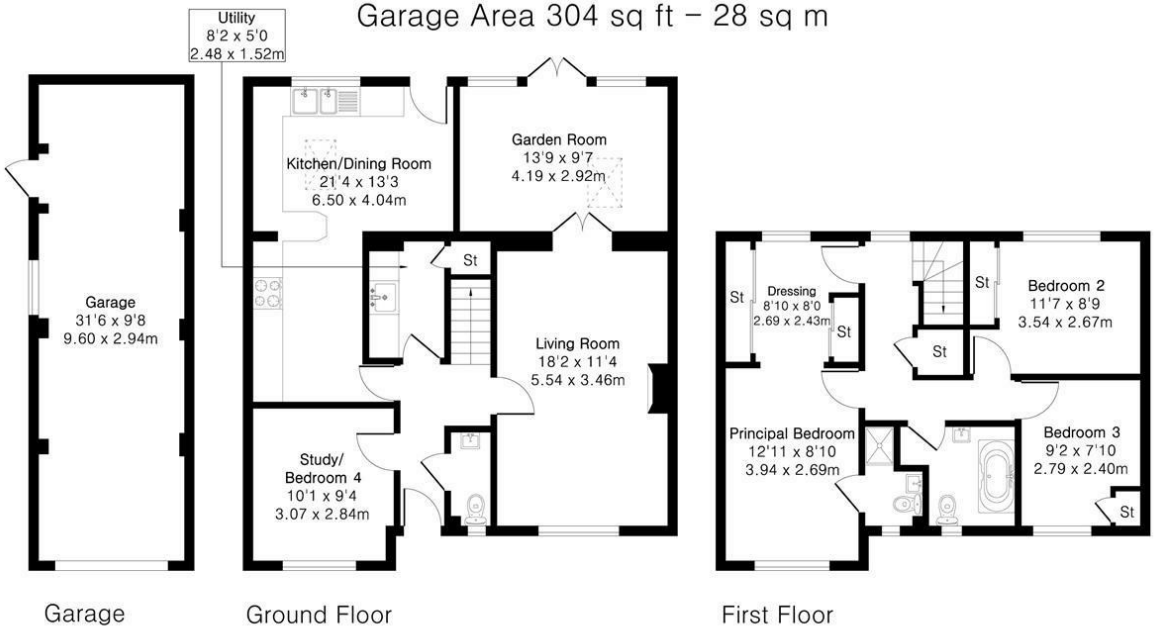
Approximate Gross Internal Area 1354 sq ft - 126 sq m
(Excluding Garage)
Ground Floor Area 817 sq ft – 76 sq m
First Floor Area 537 sq ft – 50 sq m
Garage Area 304 sq ft – 28 sq m



PINK PLAN

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

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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.

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