



Holmes Lane, Soham, CB7 5JP

**CHEFFINS**



# Holmes Lane

Soham,  
CB7 5JP

3 1 2

**£525,000**

- Extended Detached Bungalow
- Stunning Kitchen/Dining Room with Vaulted Ceiling
- Reception Hall
- Lounge with Vaulted Ceiling
- 3 Double Bedrooms (1 with Ensuite)
- Modern Family Bathroom
- Driveway & Garden with Outbuilding
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating D

Offered for sale with no upward chain, this stylishly designed bungalow comprises reception hall, stunning kitchen/dining room with vaulted ceiling, utility, lounge with vaulted ceiling, 3 double bedrooms (1 ensuite) and family bathroom. Outside there is a driveway and garden with outbuilding/studio.

To fully appreciate the extent of the accommodation, a viewing is highly recommended.





## 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.



## RECEPTION HALL

With vaulted and beamed ceiling with 3 velux windows, door and glazed screens to outside, feature exposed brick wall, under floor heating.

## LOUNGE

With vaulted and beamed ceiling, double glazed French doors to rear garden and double glazed window to front aspect, wood burner with oak mantel, bespoke shelving/television unit, under floor heating.

## KITCHEN / DINING ROOM

With vaulted and beamed ceiling with 3 velux windows, double glazed bi-fold doors to rear garden and double glazed window to side aspect. Fitted with a range of matching high gloss wall and base level storage units and drawers with quartz worksurfaces with undermounted sink, Neff electric double oven and induction hob, integrated dishwasher, under floor heating.

## UTILITY

With door and 2 double glazed windows to side aspect, stainless steel sink unit and drainer, wall and base level storage units and work surfaces, gas fired boiler, under floor heating.

## INNER HALL

With access to loft which has a pull-down ladder, electric radiator.

## BATHROOM

With double glazed window to side aspect, fitted with modern suite comprising wall mounted basin, built-in WC, shower cubicle, bath, double glazed window to side aspect, tiled floor.

## BEDROOM 1

With double glazed window to front aspect, walk-in wardrobe.

## ENSUITE

With walk-in shower, vanity unit with wash basin, low level WC, double glazed window to side aspect, heated towel rail.

## BEDROOM 2

With double glazed window to side aspect, electric radiator.

## BEDROOM 3

With double glazed window to front aspect, built-in wardrobes, electric radiator.

## OUTSIDE

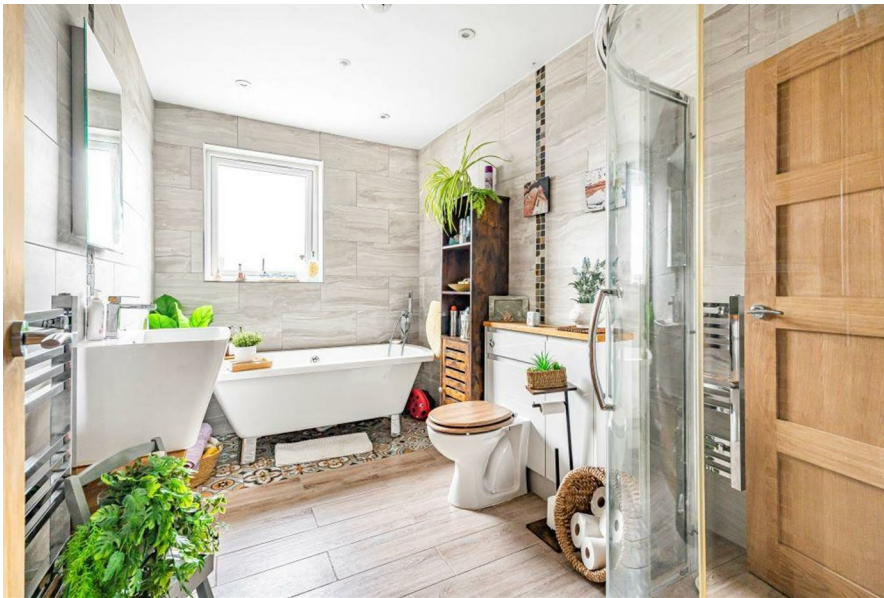
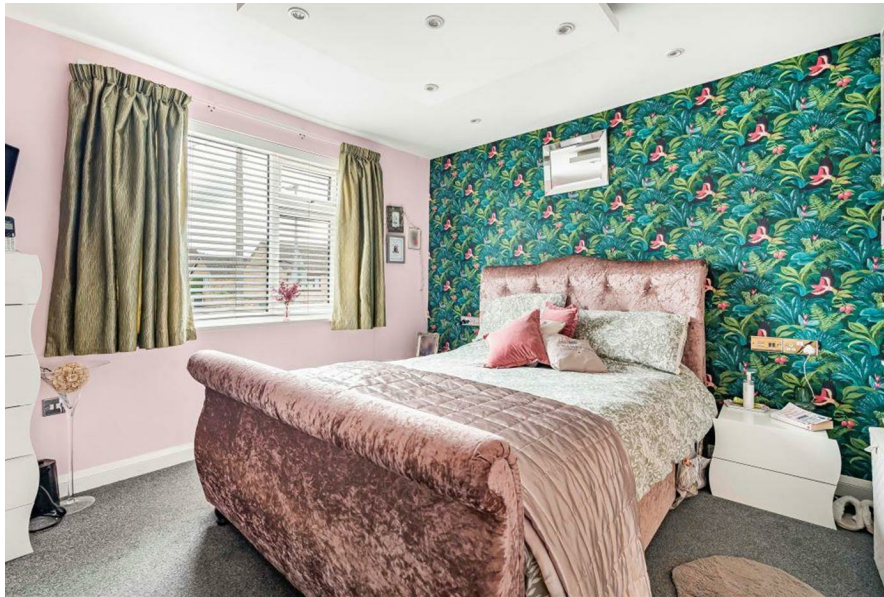
To the side of the bungalow there is a driveway providing off street parking with gated access leading into an enclosed rear garden. The garden is a combination of decking, extended patio and lawn, together with a timber built pergola. There is also a useful outbuilding which could be used as a home working space or studio.

## VIEWING ARRANGEMENTS

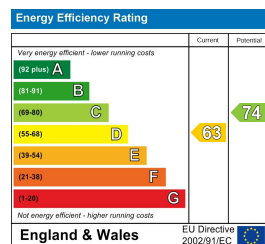
Strictly by appointment with the Agents.











£525,000

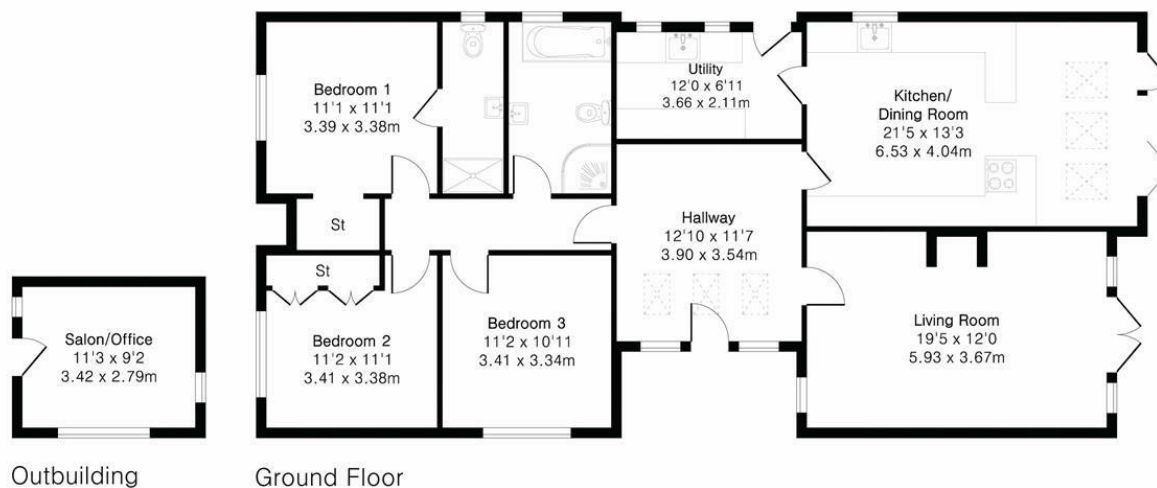
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

**Approximate Gross Internal Area 1373 sq ft - 128 sq m  
(Excluding Outbuilding)**

Outbuilding Area 103 sq ft - 10 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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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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