



**Blackthorn Court, Soham, CB7 5DT**

**CHEFFINS**

# Blackthorn Court

Soham,  
CB7 5DT

- Modern Detached Family Home
- Popular Residential Location
- 2 Reception Rooms
- 3 Bedrooms (1 Ensuite)
- Driveway & Single Garage
- Enclosed Garden to Rear
- Well Presented
- Freehold / Council Tax Band C / EPC Rating D

Cheffins are pleased to offer to the market this well presented detached family home situated in a popular established residential location within the Town of Soham.

The property comprises on the ground floor, entrance hall, cloakroom, living room providing access into the rear garden, a dining room and kitchen with side access, together with 3 bedrooms (bedroom 1 having an ensuite shower room), 2 further bedrooms and a family bathroom to complete the internal accommodation.

Outside the property has an open plan garden to front, together with a driveway to the side providing off road parking and leading to a single garage. Gated access to the side of the property leads to an enclosed garden to the rear.

Internal viewing recommended.

 3  2  2

**Guide Price £320,000**





## 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 half glazed front entrance door, window to front, stairs to first floor, under stairs storage cupboard.

## CLOAKROOM

With low level WC, wash hand basin, window to side aspect.

## LIVING ROOM

With sliding patio doors to rear garden, radiator.

## DINING ROOM

With window to front aspect, radiator. Archway through to:

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, built-in oven and 4-ring gas hob with extractor hood over, stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, radiator, tiled splashbacks, window to rear aspect, door to side aspect.

## FIRST FLOOR LANDING

## BEDROOM 1

With window to front aspect. fitted bedroom furniture including wardrobes, drawers and overhead storage, radiator. Door to:

## ENSUITE

Fitted with a 3-piece suite comprising low level WC, vanity wash hand basin with storage cupboards beneath and tiled shower cubicle, window to rear aspect

## BEDROOM 2

With window to rear aspect, radiator.

## BEDROOM 3

With window to front aspect. built-in storage cupboard, radiator.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, window to rear aspect.

## OUTSIDE

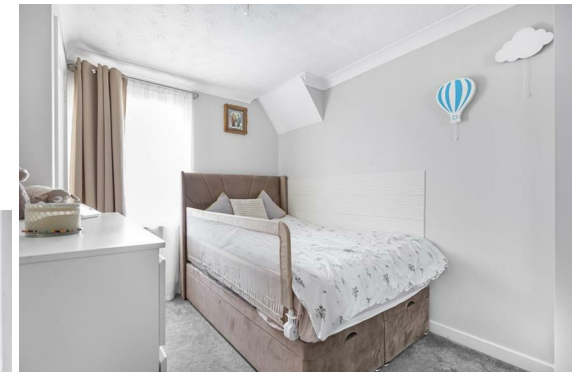
To the front of the property there is an open plan lawned garden with path to the front door, together with a further path to the side leading to

the door into the kitchen and gated access into the rear garden. A driveway to the right hand side of the property provides off road parking and leads to a single garage with up and over door and shelving.

The rear garden is enclosed and mainly laid to lawn with side gated access, paved patio, selection of shrubs, small tree and timber garden shed.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







| Energy Efficiency Rating                    |  | Current                 | Potential |                                                                                     |
|---------------------------------------------|--|-------------------------|-----------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |           |                                                                                     |
| (92 plus) A                                 |  |                         | 85        |                                                                                     |
| (81-91) B                                   |  |                         |           |                                                                                     |
| (69-80) C                                   |  |                         |           |                                                                                     |
| (55-68) D                                   |  |                         |           |                                                                                     |
| (39-54) E                                   |  |                         |           |                                                                                     |
| (21-38) F                                   |  | 67                      | 85        |                                                                                     |
| (1-20) G                                    |  |                         |           |                                                                                     |
| Not energy efficient - higher running costs |  |                         |           |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |           |  |

Guide Price £320,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambs District Council

[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

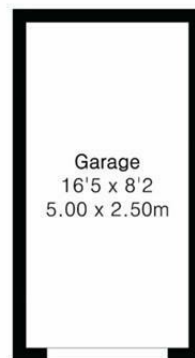
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

**Approximate Gross Internal Area 776 sq ft - 72 sq m  
(Excluding Garage)**

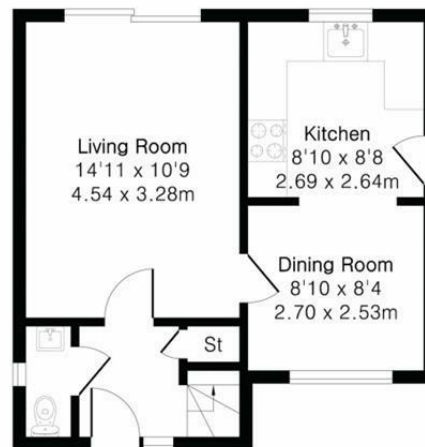
Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 388 sq ft – 36 sq m

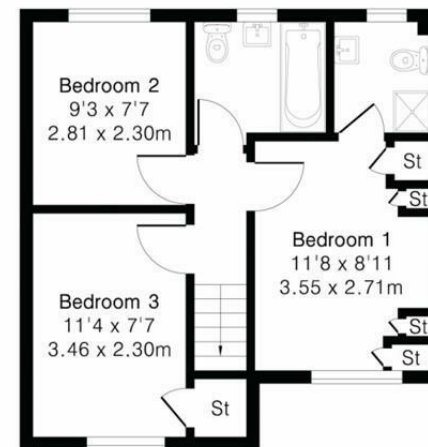
Garage Area 135 sq ft – 13 sq m



Garage



Ground Floor



First Floor



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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