



Station Road, Soham, Ely, Cambridgeshire

Pocock + Shaw

59 Station Road
Soham
Ely
Cambridgeshire
CB7 5DY

An exceptional and beautifully presented three-bedroom link-detached home, ideally positioned in a sought-after central town location adjoining the bowling green. Offering generous and well-proportioned accommodation throughout, the property features a superb contemporary fitted kitchen/dining room, three double bedrooms with an ensuite to the principal bedroom, a south facing garden and a shortened former garage and parking.

Guide Price £370.000



Location Soham is the second-largest town in East Cambridgeshire, ideally positioned between Ely (6 miles) and Newmarket (7 miles), both offering excellent shopping and leisure facilities. The town provides a good range of amenities, including supermarkets, independent shops, cafés, pubs, a leisure centre and doctors' surgery. Families benefit from three primary schools and the highly regarded Soham Village College. The railway station offers links to Ely, Cambridge and London, while the A142 provides convenient access to Cambridge.

Accommodation

Entrance hall with a part glazed entrance door, stairs leading to the first floor, tiled flooring.

Living room with wood effect flooring, pair of doors leading to the dining area.

Kitchen/dining room Equipped with a coordinated selection of eye-level and low-level units, this kitchen features a striking granite worktop and sink. The spacious island includes built-in drawers and base units underneath. It boasts integrated eye-level ovens, a large separate gas hob with a sleek glass splashback, convenient pan drawers beneath, and an extractor hood above. There is ample space for an American fridge freezer which is available in the sale and plumbing for a dishwasher. A large window and French doors at the rear open onto a decked area in the enclosed garden. Additional highlights include spotlights throughout, feature pendant lighting over the island, a stylish tiled floor, and convenient access to a utility room, cloakroom, and under-stairs storage cupboard.

Rear hallway with tile effect flooring and a half glazed door leading to the garden.

Utility room formerly part of the garage with space and plumbing for a washing machine, Velux window.

Cloakroom with a hand basin and low level WC, tiled effect flooring.

First floor landing with a stylish glass balustrade, wood effect flooring and recessed ceiling lighting, built in cupboard.

Bedroom 1 with fitted wardrobes, wood effect flooring, recessed ceiling lighting.

Ensuite Shower room with a shower cubicle, hand basin, low level WC, tiled walls and recessed lighting.

Bedroom 2 with wood effect flooring and recessed ceiling lighting.

Bedroom 3 with wood effect flooring and recessed ceiling lighting.

Bathroom a spacious bathroom fitted with a white suite comprising a bath, wash basin with vanity unit beneath, separate shower cubicle, and WC, partly tiled walls and a tiled floor.

Outside The house stands in well-regarded non-estate town location set back from the road with a low level brick perimeter wall, a lawn and shrub borders, a block paved driveway leads to an integral shortened garage measuring 3.7m x 2.5m (12'4" x 8'2") with an electrically operated up and over door.

An enclosed South facing rear garden benefits from 2 raised decking areas, a lawn with shrubs and shingled beds and access via a pathway to the side.



Services and tenure

Tenure The property is freehold.

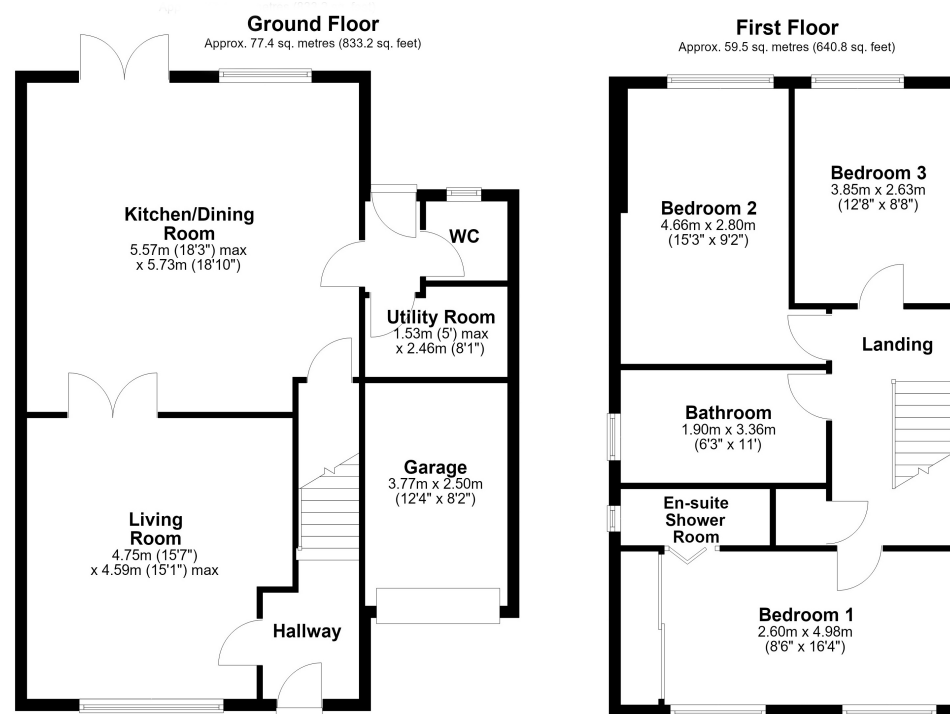
Services Mains water, gas, drainage and electricity are connected. The property is not in an conservation area and is in a low flood risk area. The property has a registered title.

Internet connection, basic: 16Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 136.9 sq. metres (1474.0 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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