



29 Townsend,
Soham, Cambs CB7 5DD
Guide Price £595,000



A spacious and well presented detached home, situated in a non-estate location and which offers 5 bedrooms, 4 reception rooms, cloakroom, utility and a detached office/workshop, together with annexe potential. There is also extensive off road parking provided. This family home of over 2200 sq ft also benefits double glazing and gas fired central heating. Early viewing is recommended.



Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge (approximately 15 miles) via the A14. Sohams has its own range of local shops including the Co-Op, Asda, M&S Local and small eateries, pubs, hairdressers, leisure centre and doctors surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well regarded Sohams Village College. Sohams train station, which opened at the end of 2021, links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40 minute drive via the A11.

Description

A spacious and well presented non-estate detached home which offers 5 bedrooms, 4 reception rooms, cloakroom, utility and a detached office/workshop, together with annexe potential. There is also extensive off road parking provided. This family home of over 2200 sq ft also benefits double glazing and gas fired central heating.

Entrance Hall

Feature Oak staircase leading to the first floor landing. Part double glazed entrance door and windows to side. Radiator. Coved ceiling with two light points. Understairs storage space and built-in storage cupboard.

Living Room - 5.46m x 3.96m (17'11" x 13'0")

Feature fireplace with wooden mantel and tiled hearth and gas fire. Double glazed windows to the front and side aspects and double glazed French doors to the rear garden. TV point. Two radiators. Three wall light points. Coved ceiling and light point.

Family Room - 3.76m x 2.97m (12'4" x 9'9")

Double multi-paned doors from the hall. Double glazed window to the rear aspect. Radiator. Four wall light points. Coved ceiling.

Dining Room - 3.76m x 2.97m (12'4" x 9'9")

Double glazed French doors to the rear garden. Radiator. Dado rail. Coved ceiling with light point. Door to the kitchen

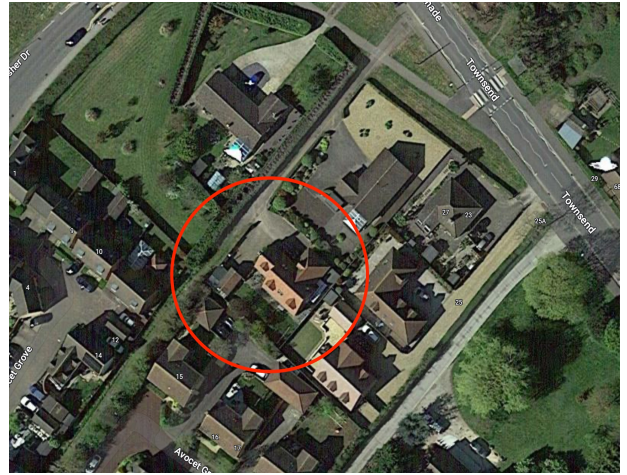
Kitchen/Breakfast Room - 5m x 3.25m (16'5" x 10'8")

Range of units at base and wall level with marble worksurfaces over and incorporating a sink with mixer tap. Integrated fridge. Integrated dishwasher. Extractor hood and splash-back to a 'Cuisinemaster' cooker with electric oven and multi-ring gas hob. Breakfast bar, seating for 3-4 persons with wooden worktop. Radiator. Spotlights to ceiling. Double glazed windows to the side and rear aspects. Door to:

Utility Room - 3.25m x 2.54m (10'8" x 8'4")

Range of units at base and wall level with roll-top work surface over and incorporating a sink with mixer tap. Space and plumbing for an automatic washing machine and space for tumble dryer. Double glazed door and window to the side aspect. Space for American Style fridge/freezer. Radiator. Tiled flooring. Coved ceiling with fluorescent strip light.

Location



WC

Low level WC. Pedestal wash basin. Radiator. Extractor fan. Tiled flooring. Coved ceiling with light point.

Rear Lobby - 2.34m x 1.3m (7'8" x 4'3")

Wall mounted gas fired boiler serving central heating and hot water. Fusebox. Ceiling light point. Doors to study & bedroom 5.

Study - 4.78m x 2.67m (15'8" x 8'9")

Double glazed patio doors to the front aspect and driveway. Radiator. Ceiling light points. Further area to corner of 5'0" x 3' 6".

Bedroom 5 - 3.3m x 2.29m (10'10" x 7'6")

Double glazed window to the side aspect. Radiator. Ceiling light point.

Landing

Galleried landing with 2 Velux style double glazed windows to the front aspect. Coved ceiling with 3 light points. Built-in cupboard with shelving.

Bedroom 1 - 3.86m x 3.25m (12'8" x 10'8")

Double glazed window to the rear aspect. Radiator. Telephone point. Built-in double wardrobes with hanging rail. Coved ceiling with light point. Door to:

Ensuite - 3.25m x 1.45m (10'8" x 4'9")

Shower cubicle to the corner. Tiled floor and splash areas. Low level WC. Pedestal wash basin. Eaves storage cupboard. Velux double glazed window to the side aspect. Extractor fan. Heated towel rail. Spotlights to ceiling.

Bedroom 2 - 3.96m x 3.23m (13'0" x 10'7")

Double glazed window to the rear aspect. Radiator. Eaves storage cupboard. Ceiling light point.

Bedroom 3 - 3.84m x 3.2m (12'7" x 10'6")

Double glazed window to the front aspect. Radiator.

Bedroom 4 - 2.97m x 2.64m (9'9" x 8'8")

Double glazed window to the rear aspect. Radiator. Access to loft space. Coved ceiling with light point.

Bathroom - 2.64m x 2.29m (8'8" x 7'6") max

Two Velux double glazed windows to the rear aspect. Panelled bath with shower attachment and screen over. Low level WC. Pedestal wash basin. Heated towel rail. Tiled floor and splash areas. Extractor fan. Spotlights to ceiling.

Outside - The property is approached via a public byway from the main road. Access is through a gated entrance to a block paved drive providing parking for several vehicles. There are two personal gates leading to the rear garden. There are several timber built outbuildings providing ample storage and a timber garden shed, together with outside lighting and power. A path leads around the rear of the property to the rear garden which has a patio area and is laid mainly to lawn with timber fencing to the boundaries. The rear garden is approximately 56' x 25'.

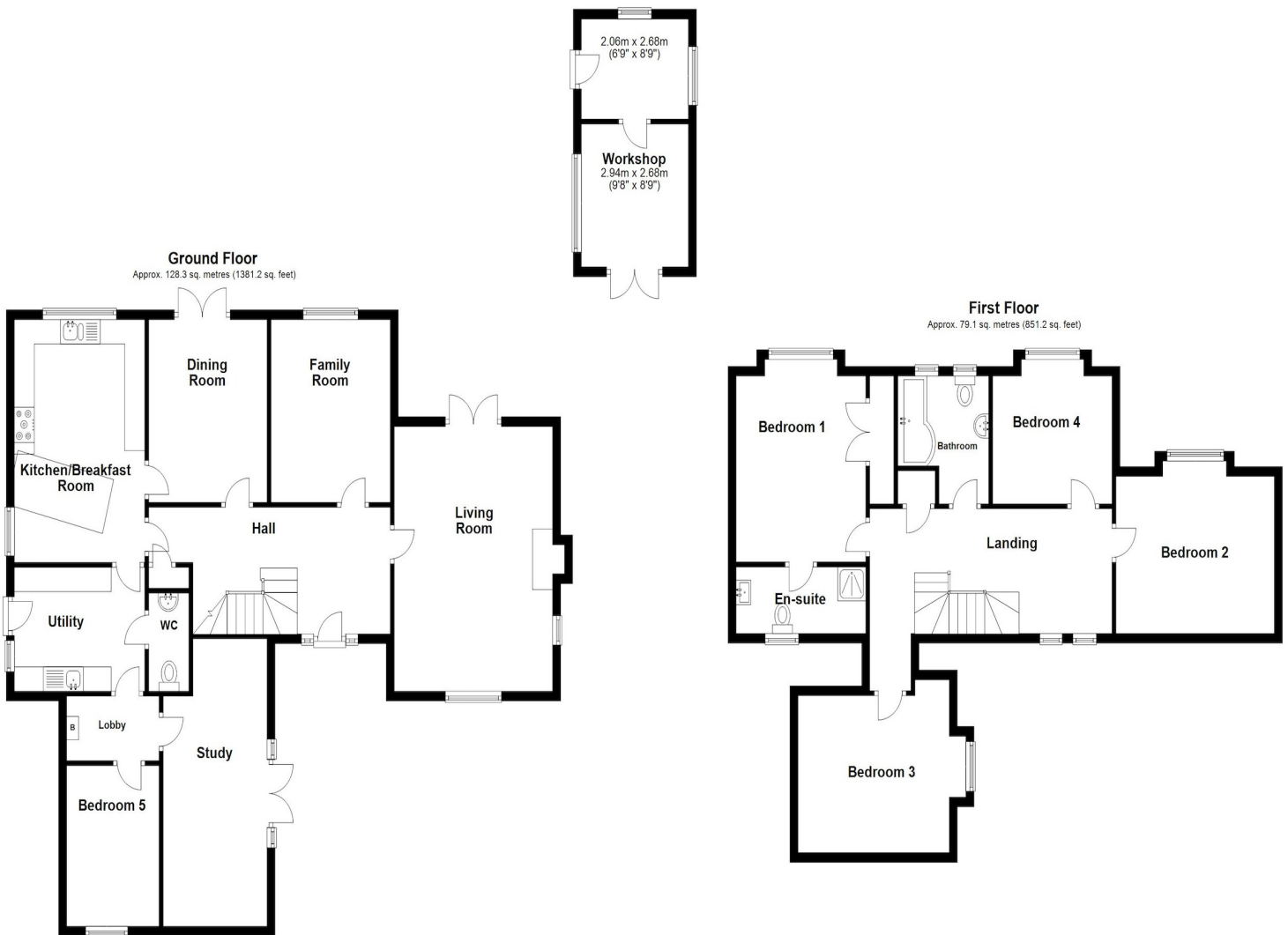


Office/Workshop - 4.98m x 2.67m (16'4" x 8'9").
 Detached building split into two areas for office/storage (Approximately 8'9" x 6'9") and office/workspace (9'8" x 8'9").
 Double doors to the driveway and large windows overlooking the rear garden with further windows to the side and rear. Boarded roof space. Fusebox. Further storage area to the rear approximately 18" in length.

Notes

Council is East Cambridgeshire District Council
 Council Tax Band is E
 Viewings are strictly by prior appointment with Bovingdons Limited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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