



Thorn Close, Soham, Ely, CB7 5EH

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Thorn Close, Soham, Ely, Cambridgeshire, CB7 5EH

A beautifully presented and extended three bedroom detached bungalow situated on a generous plot with beautiful, landscaped gardens and located in this well served popular town.

- Entrance Hall
- Sitting Room
- Refitted Kitchen/Dining Room
- Three Bedrooms (One with En-Suite Wet Room)
- Family Bathroom
- Landscaped Front & Rear Gardens
- Driveway Parking & Garage
- Generous Plot

Guide Price: £435,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village College.

ENTRANCE HALL with radiator, recently fitted carpets, sunken spotlights to ceiling, access to loft.

SITTING ROOM 14'3" x 14'1" (4.35 m x 4.30 m) Dual aspect with double glazed windows to side and front aspects. Radiator, feature dual aspect convection heating log effect fire which also opens to the Dining area.

KITCHEN/DINING ROOM 28'7" x 10'0" (8.70 m x 3.05 m)

KITCHEN AREA Recently refitted with an attractive range of matt grey wall and base units with work surfaces over and inset 1 & 1/2 composite sink unit with mixer tap over. Built-in Zanussi oven and Zanussi induction hob with extractor canopy over. Integrated fridge, freezer and dishwasher. Newly laid laminate flooring, walk-in pantry with shelving, opening to:-

DINING AREA with breakfast bar, double glazed door to side, dual aspect convection fire as before, radiator.

INNER HALL Built-in airing cupboard housing Worcester gas boiler serving the heating and hot water systems.

BEDROOM ONE 14'0" x 11'6" (4.26 m x 3.50 m) with double glazed bi-folding doors opening to rear garden, radiator, sliding door opening to:-

EN-SUITE WET ROOM Fitted with a two piece suite comprising low level WC, wash hand basin and shower. Opaque double glazed window to side aspect.

UTILITY ROOM with plumbing & space for washing machine and space for tumble dryer, base unit and work surface over, radiator, vinyl flooring and door leading to garage.

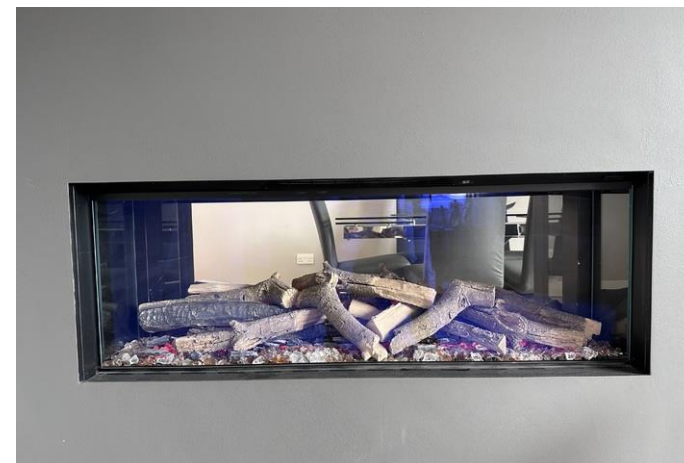
BEDROOM TWO 11'4" x 11'0" (3.45 m x 3.35 m) with double glazed window to side aspect, radiator, built-in furniture comprising three door wardrobe, overhead storage and built-in shelving.

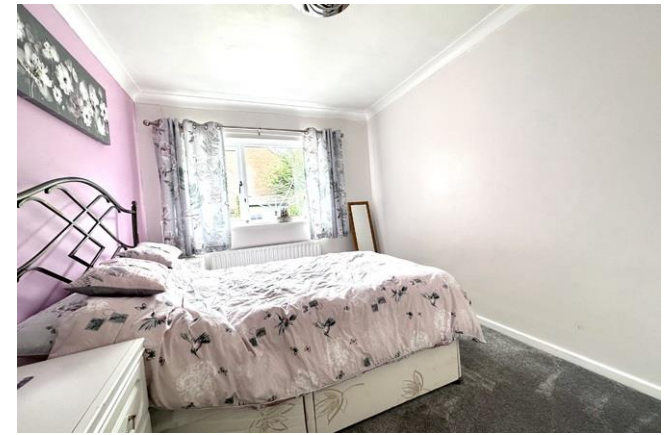
BEDROOM THREE 11'1" x 8'11" (3.37 m x 2.72 m) with double glazed window to rear aspect. Radiator, built-in single wardrobe with overhead storage and hanging space.

FAMILY BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled splashbacks, opaque double glazed window to rear aspect, radiator, vinyl flooring.

EXTERIOR The property is situated on a generous plot with a front lawned garden and driveway allowing for ample off road parking which in turn leads to the single garage. The rear garden is certainly a feature to be noted as it has been beautifully landscaped by the current owner to create a perfect sanctuary for entertaining. There is a large patio area directly behind the property with a pathway leading to the side door, a raised decking area which in turn leads to the outside bar/office measuring 2.71m x 2.65m (8'8" x 8'6") with double glazed window to rear. Feature lawned garden with established plant and shrub borders. To the rear is a timber shed and outside tap.

GARAGE 17'1" x 9'0" (5.20 m x 2.75 m) with single up and over door, power and lighting, work bench and vinyl flooring. Door to Utility room.





Tenure The property is Freehold

Council Tax Band D **EPC** To Follow

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Ref MJW/6761

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.