



Mereside Soham

Pocock + Shaw

42 Mereside
Soham
Ely
Cambridgeshire
CB7 5XE

A spacious, charming and ideally positioned four bedroom detached family home, benefitting from a superb modern fitted kitchen, attractive sitting room, separate dining room and utility/boot room, plus a driveway with off road parking, an enclosed rear garden and a detached garage. EPC:D

Guide Price £325,000 - £350,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 6 miles from Newmarket. It has a varied selection of shops, train station, sporting facilities and good educational outlets, including three primary schools and a Village College.

A spacious, charming and ideally positioned four bedroom detached family home, benefitting from a superb modern fitted kitchen, attractive sitting room, separate dining room and utility, driveway and parking with an enclosed rear garden and a garage. EPC:D

The property benefits from an entrance hall, sitting room with feature fireplace, separate dining room and a superb recently refitted modern kitchen with a utility room/side lobby. Further complimented by a ground floor shower room and study/bedroom four, plus three generous bedrooms to the first floor. Outside is ample off road parking for vehicles, a detached garage (currently in use as a gym/workshop), and a split level enclosed rear garden.

With the benefit of double glazed windows and doors and a combination gas fired central heating system, in detail the accommodation includes:-

Ground Floor

Entrance Hall

With a wooden entrance door, stairs rising to the first floor, doors to:

Sitting Room 3.65m (12') x 3.60m (11'10")

With a window to front aspect, living flame electric fire in feature fireplace with brick surround, contemporary ceiling light, TV point, fitted carpet, radiator.

Dining Room 4.61m (15'1") max x 3.65m (12')

With a window to front aspect, fitted understair storage, fitted bookshelves, 2 wall mounted light fittings, Inglenook fireplace, laminated wood effect flooring, internet and phone connection points, radiator, open plan to:

Kitchen 4.71m (15'5") x 2.42m (7'11")

A superb modern kitchen fitted with a matching range of base and eye level units with solid walnut worktop

space over, easy store pull out shelving, composite 1,1/4 sink unit, insinkerator boiling water stainless steel mixer tap, single drainer, tiled splashbacks, 5 ring gas hob with extractor over, integrated dishwasher, fridge and freezer, two fitted dual ovens, with two windows to side aspects, vinyl flooring, pantry cupboard, open plan to:

Utility Room

Fitted with a range of base units with worktop space over, space and plumbing for washing machine, space for tumble drier, ceiling spotlights, vinyl flooring, door to side, three windows to side aspect, radiator.

Rear Lobby

With a uPVC door leading to the rear garden area, vinyl flooring.

Shower Room

Fitted with a three piece suite comprising shower enclosure with glass screen door, wash hand basin, low level WC, extractor fan, radiator, vinyl flooring, access to loft space, folding door.

Study/Bedroom 4 2.81m (9'2") max x 1.99m (6'6") max

Currently in use as a fourth bedroom, with a window to rear aspect, radiator, fitted carpet, ceiling spotlight.

First Floor

Landing

Doors leading to:

Bedroom 3.64m (11'11") x 3.58m (11'9") max

With a window to front aspect, open plan alcove fitted hanging rail, built in storage cupboard with hanging space, fixed ladder to loft space, fitted carpet, radiator.

Bedroom 3.66m (12') x 3.60m (11'10")

With a window to front aspect, 2 open plan alcove fitted hanging rails, fitted carpet, radiator.

Bedroom 3.50m (11'6") x 2.82m (9'3")

With a window to side aspect, double door airing cupboard with hanging and storage space and housing the gas fired combi wall mounted boiler, radiator, access to loft space.



Outside

The property is set pleasantly back from the road, a concrete driveway to the front providing ample off road parking for vehicles, with an attractive flower & shrub border.

To the rear is a fully enclosed low maintenance split level garden, with seating area, and with gated access to the side leading to the front of the home and a pedestrian door into the detached garage, currently in use as a home gym studio.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

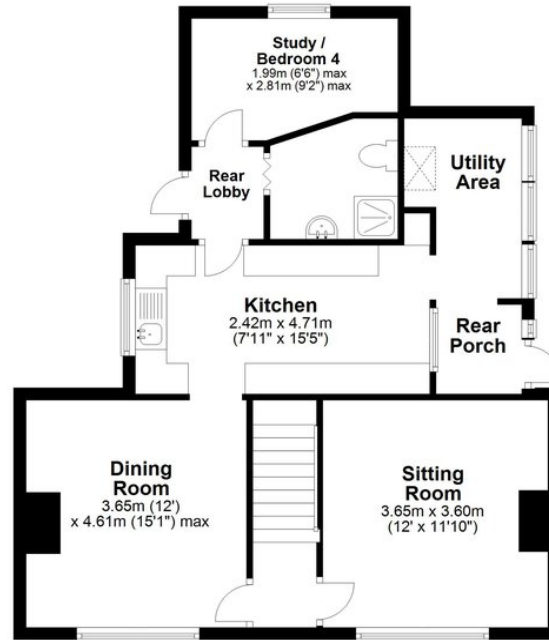
The property is not in a conservation area.

The property is in a low flood risk area.

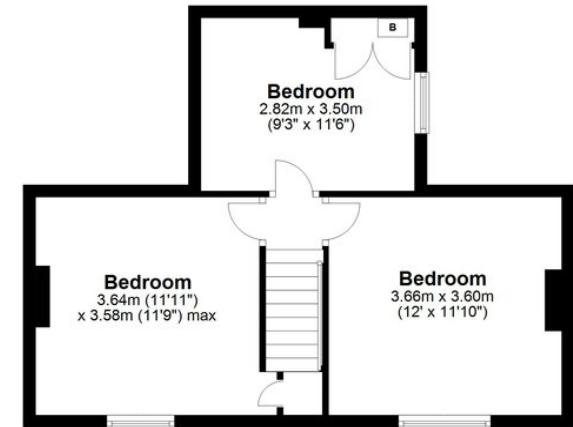
Council Tax Band: C East Cambs District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. KS

Ground Floor
Approx. 57.8 sq. metres (622.6 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 98.1 sq. metres (1055.9 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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