Morello Chase, Soham, Ely

Pocock + Shaw

18 Morello Chase
Soham
Ely
Cambridgeshire
CB7 5WQ

Stylish & superbly presented throughout, modern 4 bedroom link semi-detached house, ideally positioned towards the edge of this popular residential development. Benefitting from gas central heating, double glazing, carport, parking, garage and an enclosed garden.

Asking Price £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, sporting facilities and good educational outlets, including three primary schools and a Village College.

A fantastic opportunity to purchase a meticulously crafted, four-bedroom house in a highly sought-after village setting, overlooking green space. This modern link semi--detached family home, built to an impeccable standard, boasts a contemporary design, spacious hallway, dual aspect sitting room, modern open plan fitted kitchen/dining room and utility area, plus ground floor cloakroom. Four bedrooms on the surprisingly spacious first floor, an ensuite to principle and a generous family bathroom and plenty of storage. Externally the home is further complimented by a private rear garden offering a tranquil space for outside enjoyment and features a carport, single garage and off road parking for vehicles.

Entrance Hallway With an entrance door, light and spacious entrance hallway, doors leading to the sitting room, kitchen/dining room and cloakroom, with stairs rising to first floor, radiator, wood effect flooring.

Sitting Room 5.56m (18'3") x 3.30m (10'10") With a window to front aspect, radiator, French doors opening to rear garden and patio area.

Kitchen/Dining Room 5.56m (18'3") x 2.97m (9'9")
With a window to front and window to rear aspects, fitted with a matching range of base and eye level units with worktop space over, 1 1/4 stainless steel sink unit with single drainer, mixer tap, built-in, fan assisted oven, four ring gas hob with extractor hood over, two radiators, open plan to:

Utility Area 2.04m (6'8") x 1.78m (5'10") Fitted with a matching range of base units with worktop space over, large pantry cupboard, plumbing for washing machine and dishwasher, door to rear garden area, boiler, door to understairs storage cupboard.

Cloakroom Comprising a low level WC, hand wash basin with mixer tap, extractor fan.

First Floor Landing With a window overlooking the rear garden area, door to airing cupboard, door to storage cupboard, doors leading to all 4 bedrooms and family bathroom.

Master Bedroom 3.68m (12'1") x 3.38m (11'1")
With a window to front aspect, radiator, door to ensuite, door to large storage cupboard.

Ensuite shower room Generous shower enclosure, with hand attachment and rainfall shower over, low level WC, hand wash basin with mixer tap, extractor fan, window to front aspect.

Bedroom 2 3.75m (12'4") x 3.05m (10')
Spacious bedroom with two built in wardrobes, window to front aspect, radiator.

Bedroom 3 3.17m (10'5") x 3.12m (10'3")
With a window to front aspect, radiator,

Bedroom 4 3.06m (10') x 2.09m (6'10")
With a window to rear aspect, radiator.

Family Bathroom
Comprising of a bath with mixer tap and hand attachment, hand wash basin with mixer tap, low level wc, radiator, window to rear aspect.

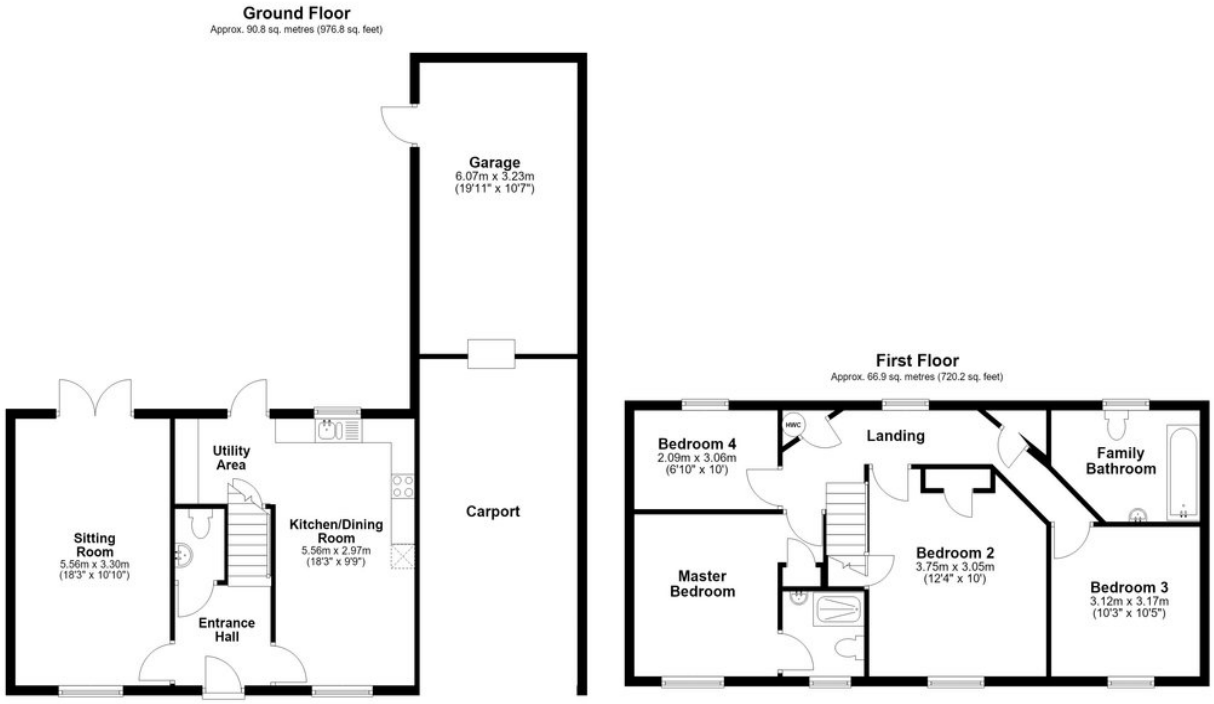
Outside
The property is pleasingly positioned near the entrance to the development and overlooks green space to the front, with a pathway leading to the front door and also provides access via the car port, to the gated and enclosed private rear garden, laid mainly to lawn with a raised decking area for outside enjoyment.

Garage 6.07m (19'11") x 3.23m (10'7")
Leading from the car port, with power and light connected, up and over garage door, pedestrian door at rear.

Services & Tenure

Mains water, gas, drainage and electricity are connected.
The property has a registered title.
The property is of standard construction.
The property is freehold.
The property is in a very low flood risk zone.
The property is not in a conservation area.
Broadband: Basic, 16 Mbps. Superfast, 80 Mbps, Ultrafast, 1800 Mbps.
Mobile coverage: EE, Vodafone, O2.
Satellite/Fibre TV availability: BT, Sky.
EPC: B.
Council Tax Band: C, East Cambs. District Council.

Viewing: By Arrangement with Pocock + Shaw KS



Total area: approx. 157.7 sq. metres (1697.1 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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