



**1 Military Road  
Soham, Cambridgeshire**

**DAVID  
BURR**





# 1 Military Road, Soham, Ely, Cambridgeshire, CB7 5AS

Soham is a well-served Cambridgeshire village, with a local church, reputable village college and has an abundance of local shops and restaurants. The village lies approximately 10 miles north of the Historic racing town of Newmarket and 6 miles south west of the Cathedral town of Ely, both of which have excellent access links to Cambridge and London, via rail and road.

A substantial four-bedroom semi-detached family home in a rural location with stunning Fenland views over open fields to the front aspect. Finished to an excellent standard throughout, the property features a stunning kitchen/breakfast room with bi fold doors that overlook the garden, four double bedrooms, of which three have fitted storage. Externally the property has a large gated driveway as well as a garden to the rear. Also benefitting from no onward chain.

## A well-presented and recently renovated four-bedroom family home on the outskirts of Soham overlooking Fenland to the front aspect.

### Ground Floor

**INNER HALL** Entrance door from rear garden, staircase rising to the first floor, and access to reception rooms.

**CLOAKROOM** Comprising concealed cistern WC, compact vanity basin and understairs storage area.

**UTILITY ROOM** Additional door to front. Fitted with a range of base and wall units with work surface over, stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer, towel radiator and window to the side aspect

**KITCHEN/BREAKFAST ROOM** A light and spacious, open plan room with Velux sky light and bi-folding doors opening to the rear garden. The kitchen is custom fitted with a range of shaker base and wall mounted units with antique cup handles. Appliances and features include a pull-out larder unit, pyrolytic oven, integrated full height fridge with separate full height freezer, full size dishwasher, induction hob, oven with microwave function and boiling water tap. The central island incorporates a breakfast bar with walnut top and ink blue fitted storage units underneath. The kitchen benefits further from underfloor heating and sensor fitted plinth and under cabinet lighting.

**SITTING ROOM** Pair of windows to the front aspect. TV mounting point.

**DINING ROOM** A great entertaining space with double French doors to front garden, full height storage cupboard, wall lights and electrics for a wall mounted TV.

### First Floor

**LANDING** Window to the side aspect. Hatch to loft offering boarded storage space.

**BEDROOM 1** Window to the side aspect with views over fields and a run of built-in wardrobes

**BEDROOM 2** Window to the side aspect with views over fields and a run of built-in wardrobes. Further single cupboard housing Intergas combination boiler.

**BEDROOM 3** Window to the side aspect with views over fields.

**BEDROOM 4** Window to the front and side aspect. Fitted single cupboard.

**FAMILY BATHROOM** Comprising panelled bath with mixer tap and shower attachment, half shower screen with drench shower head and further hand held rinser, low level WC, vanity wash basin, newly installed vinyl flooring and window to the side aspect.



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## Outside

To the front of the property, the large garden is fully enclosed by fencing with remote controlled double width electric gates providing access to the gravelled driveway, parking for numerous vehicles and access to the rear garden. There is also an installed EV point for charging electric vehicles. The rear garden is also fully enclosed and features a lawned area with corner decking. There is also a large timber shed. The garden offers a low maintenance option or blank canvas to construct a well-established garden of your choice.

**SERVICES** Mains drainage, Mains Water & Electricity, Gas fired central heating. None of these services have been tested by the agent.

**EPC RATING:** Band C.

**LOCAL AUTHORITY:** East Cambridgeshire District Council

**COUNCIL TAX BAND:** B (£1,771.44 per annum).

**WHAT3WORDS:** aced.merit.surfer

**CONSTRUCTION TYPE:** Traditional brick construction.

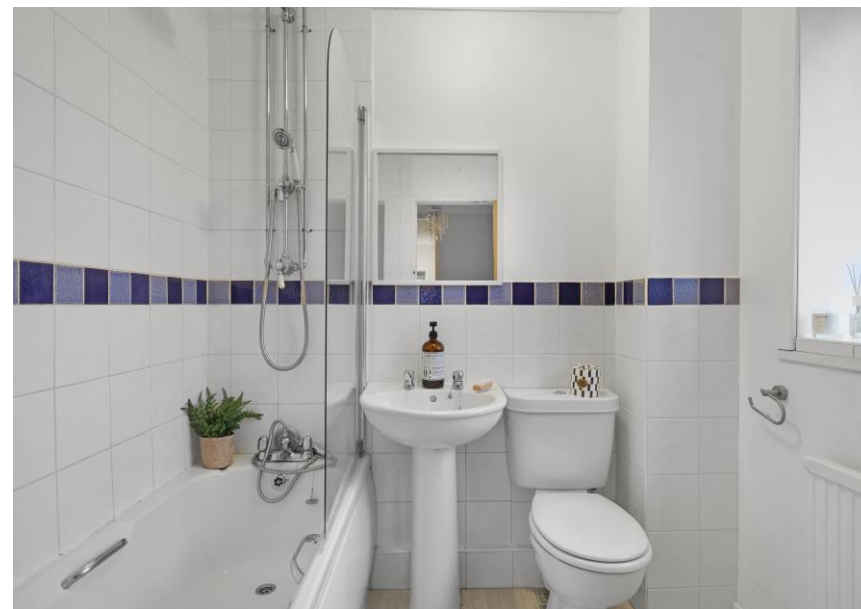
## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes. Likely with all major providers.

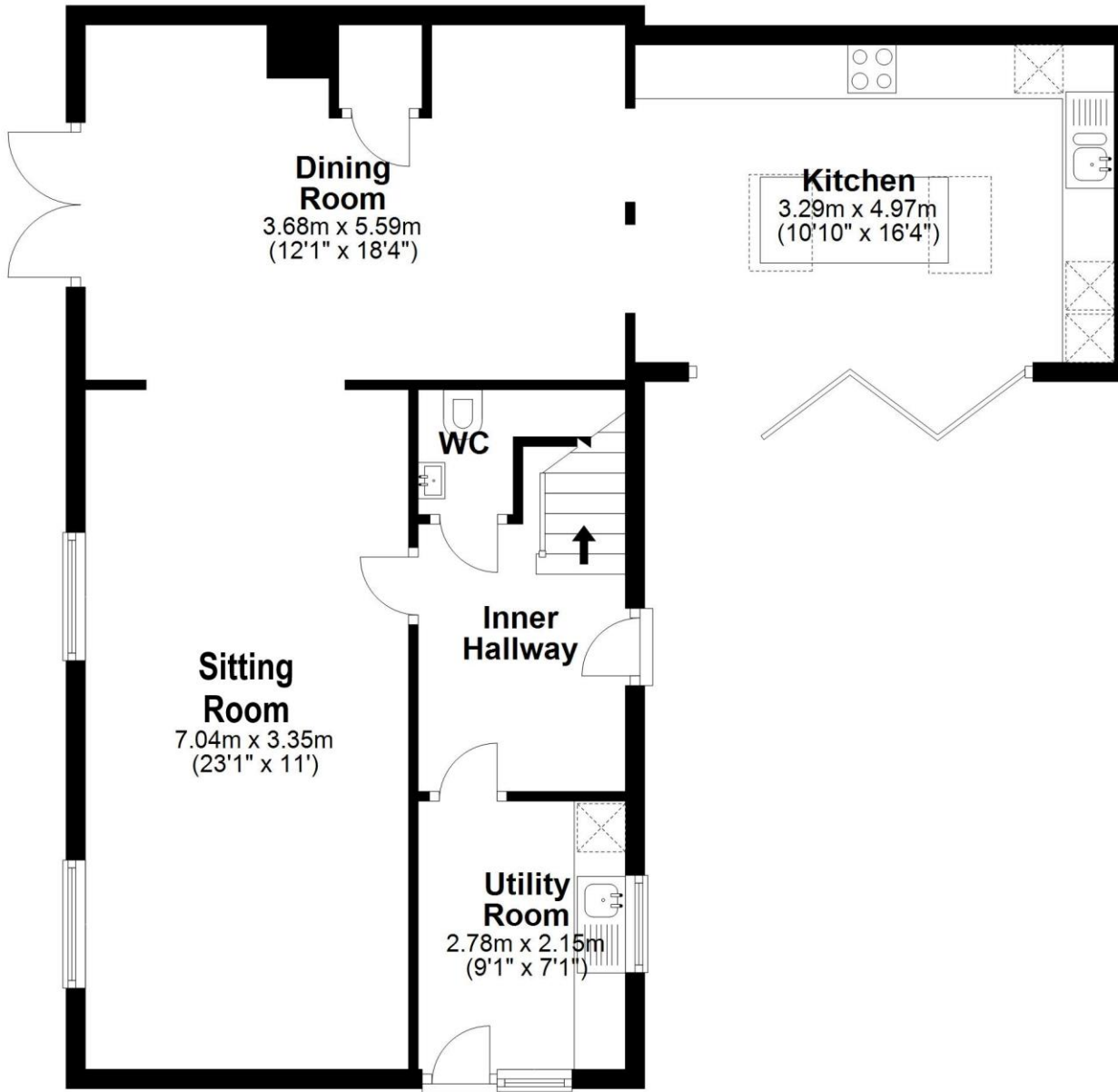
**VIEWING:** Strictly by appointment only through DAVID BURR

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



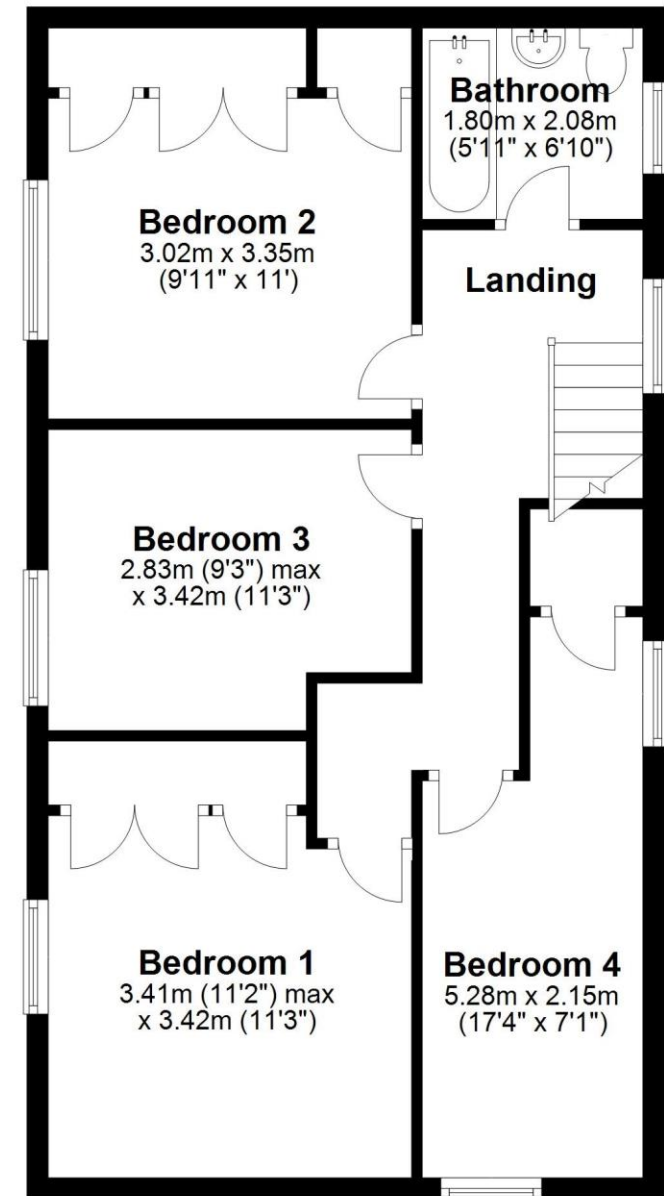
## Ground Floor

Approx. 77.2 sq. metres (831.1 sq. feet)



## First Floor

Approx. 61.0 sq. metres (656.1 sq. feet)



Total area: approx. 138.2 sq. metres (1487.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



