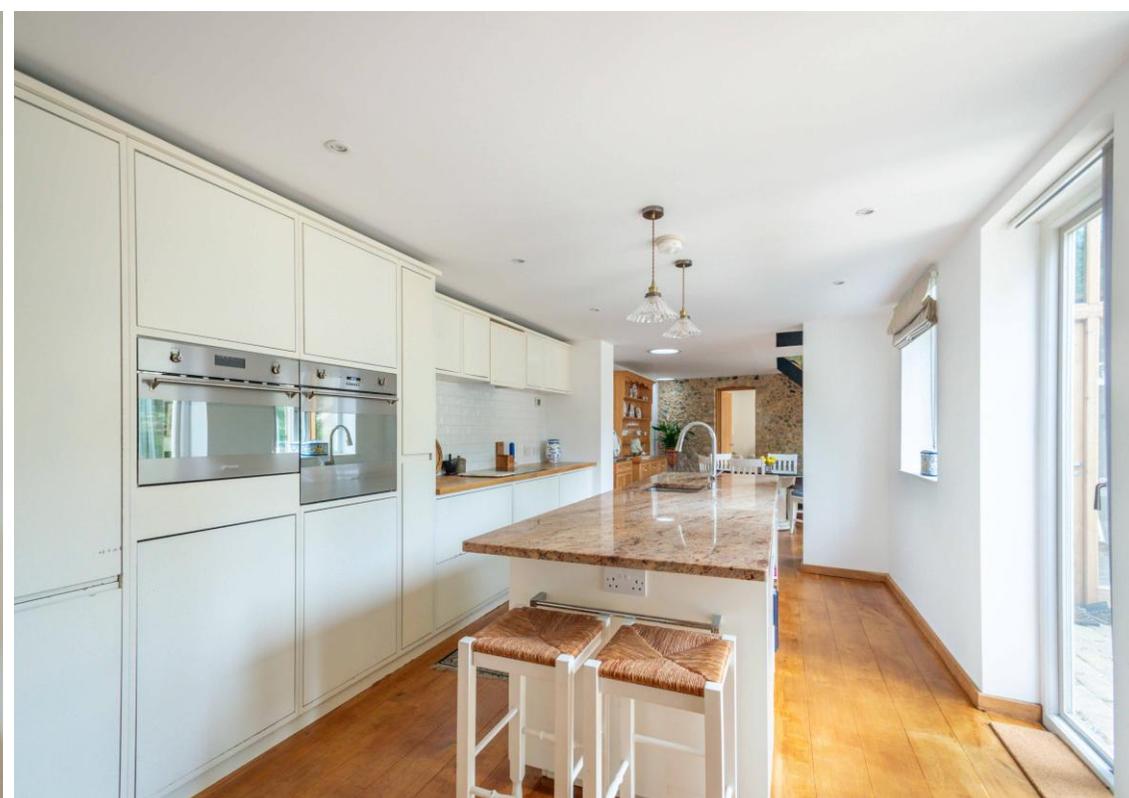




**33a Hall Street,
Soham, Cambridgeshire**

**DAVID
BURR**



33a Hall Street, Soham, Ely, Cambridgeshire, CB7 5BN

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.

An impressive 1,800 sq. ft contemporary barn conversion offering bright and spacious open-plan living across two floors. This beautifully designed home features a modern and stylish kitchen and bathrooms, generously sized reception areas and bedrooms, and secure off-road parking. Set in a discreet, tucked-away location within a well-served village, the property is perfectly suited as a comfortable family home or an ideal lock-up-and-leave option for commuters.

A stylish 1,800 sq. ft barn conversion offering spacious open-plan living in a tucked-away village setting—ideal as a family home or lock-up-and-leave.

Ground Floor

Entrance into: A bright and welcoming entrance that opens into the heart of the home, offering an immediate sense of light and space.

FAMILY/DINING ROOM A spacious and airy room with a full-height rear window, engineered oak flooring, exposed flint wall, and oak staircase rising to the first floor.

KITCHEN Fitted with wall and base units under oak worktops and a central granite-topped island with inset sink. Integrated appliances include oven, microwave, induction hob, fridge freezer, and dishwasher. Two sets of French doors open to the front terrace.

SITTING ROOM A charming living space with full-height front windows, French doors to the rear, engineered oak flooring, and a wood-burning stove on a slate hearth with built-in shelving.

BEDROOM 4 / STUDY A versatile room ideal as a fourth bedroom or home office, with French doors to the garden and oak flooring.

UTILITY ROOM Includes WC, wash hand basin, large airing cupboard, and space for laundry appliances. Window to front and oak flooring throughout.

First Floor

LANDING A striking galleried landing with vaulted ceilings, glass balustrade bridge, oak flooring, and full-height windows front and back.

BEDROOM 1 A stunning principal room with extensive fitted storage, a vaulted ceiling, Juliet balcony, oak flooring and a door leading to the **ENSUITE** with walk-in shower, WC, basin, heated towel rail, and rear window.

BEDROOM 2 Bright and spacious double bedroom with fitted storage, a vaulted ceiling, front window, Velux roof light, and engineered oak flooring.

BEDROOM 3 A comfortable double with fitted storage, a vaulted ceiling, oak flooring, and rear-facing window.

FAMILY BATHROOM Stylish and contemporary, featuring a deep two-person bath with overhead shower, WC, basin, heated towel rail, Velux window, and travertine tiled floor and walls.

Outside

The property is accessed via secure electric gates, opening onto a gravelled driveway with ample parking. A stone-tiled front courtyard, framed by mature planting and well-kept flower beds, creates an inviting approach to the front door.

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The rear garden is a private, landscaped haven featuring a spacious patio ideal for alfresco dining, a neat lawn, and a tranquil water feature. Surrounded by established trees and shrubs, it offers excellent privacy and a peaceful setting.

Material Information

SERVICES Gas fired central heating to water fed underfloor heating. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,912.18 per annum)

EPC Band C.

TENURE Freehold.

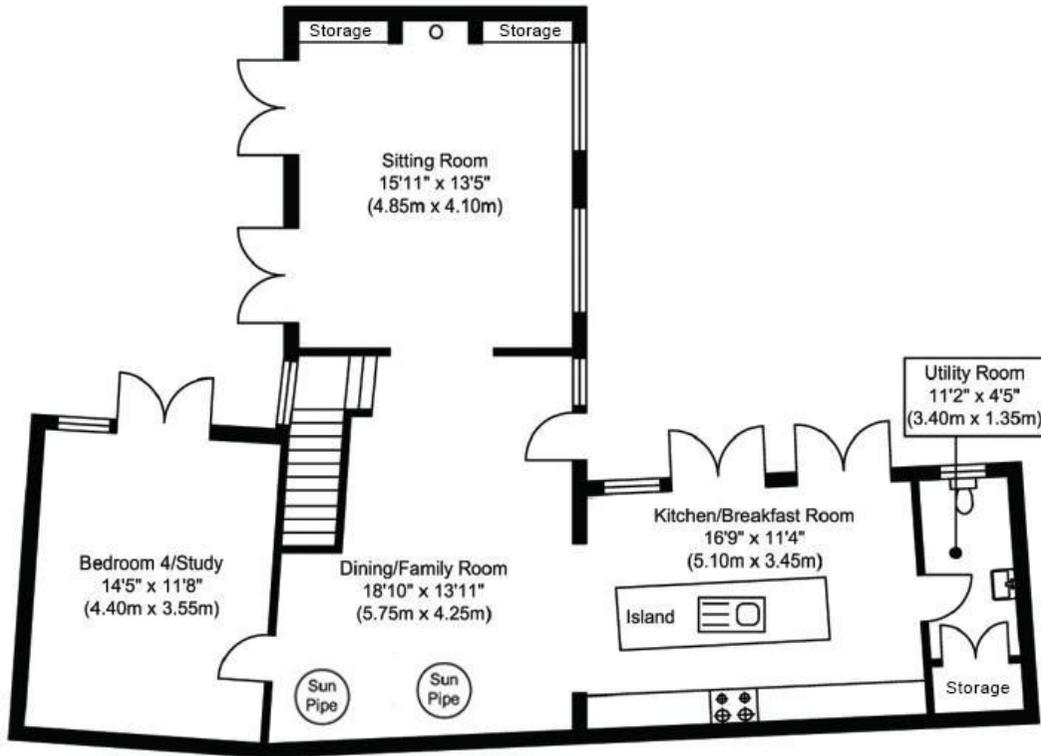
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS only.tastings.limitless

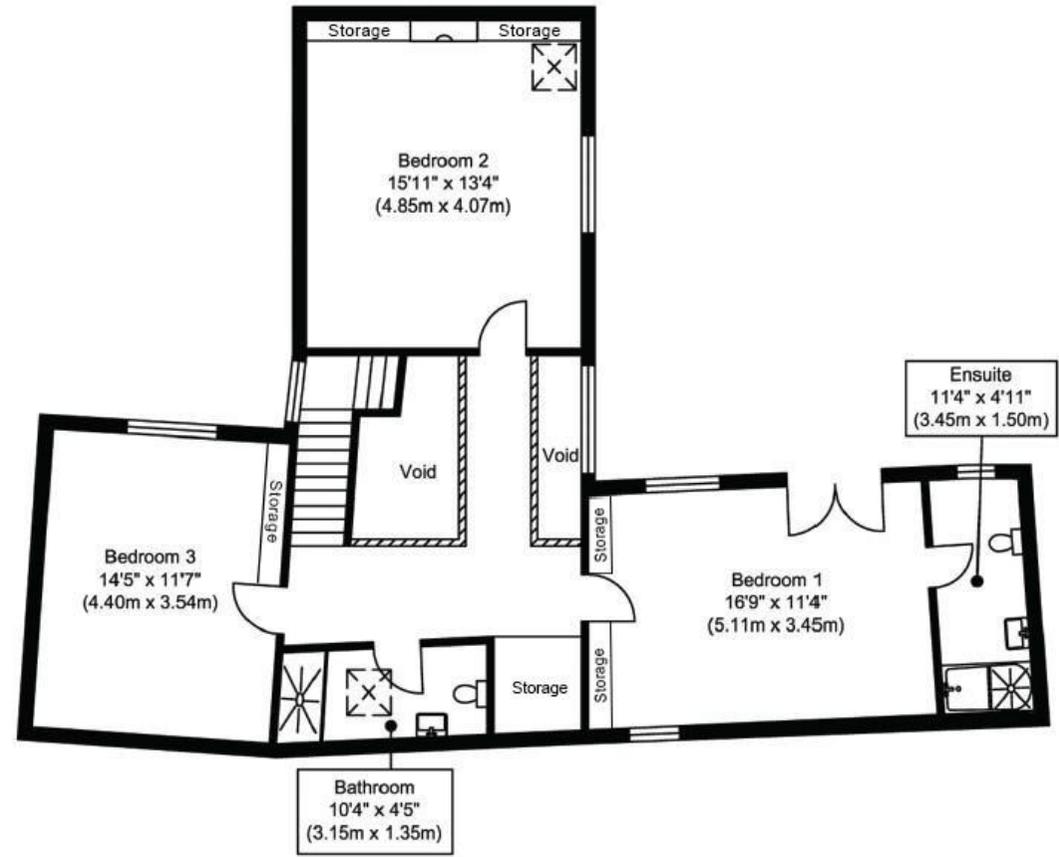
VIEWING Strictly by prior appointment only through DAVID BURR.

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
 Approximate Floor Area
 900.83 sq. ft.
 (83.69 sq. m)



First Floor
 Approximate Floor Area
 900.83 sq. ft.
 (83.69 sq. m)

Total Gross Internal Area
 Approximate Floor Area
 1801.66 sq. ft.
 (167.38 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

