



Morello Chase
Soham, CB7 5WQ
Offers Over £400,000

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An immaculately presented, modern detached family home nestled at the end of a peaceful cul-de-sac, just steps from a scenic woodland and miles of beautiful walking trails.

Soham is a fantastic choice for families, offering a blend of tranquil countryside living with excellent amenities. The town features a range of well-regarded schools, including primary and secondary, with the secondary school recently receiving an Outstanding rating in its Ofsted inspection—a testament to the high-quality education available in the area. For commuters, Soham offers convenient access to nearby Cambridge, Ely, and Newmarket, with strong road links and a recently reopened railway station providing direct connections to Cambridge and beyond. This unique combination of educational excellence and commuter convenience makes Soham a highly desirable location for families and professionals alike.

This impressive property is thoughtfully designed, offering spacious, light-filled rooms throughout. The accommodation includes an inviting entrance hall, a bright living room, an open-plan kitchen/dining area with a convenient utility space, four generous bedrooms (including an en-suite to the master), and a family bathroom. The home benefits from gas-fired central heating, double-glazed windows, and useful storage space throughout.

Outside, the property boasts an expansive front area, a fully enclosed rear garden, and carport/garage facilities with an EV charging point.

A superb family home in a wonderful location!

Accommodation Details:

Fully glazed front entrance door through to the:

Hallway

Laid wooden style flooring, radiator, staircase rising to the first floor and door through to the:

Kitchen/Dining Room 18'4 x 14'4 max 9'10 (5.59m x 4.37m max 3.00m)

Modern fitted kitchen with a range of both eye and base level storage units, wooden working surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splashback areas, integrated oven and four-ring gas burner hob with extractor hood above, space for fridge/freezer, washing machine, dishwasher and space for a wine cooler. Tiled flooring, radiator, window to the front and side aspect, French doors out to the garden.

Living Room 18'5 x 10'9 (5.61m x 3.28m)

Good sized living room area with TV connection, radiators, laid wooden flooring, windows to the front and side aspect.

WC

Low level WC, pedestal wash basin and radiator.

First Floor Landing

Storage cupboard, airing cupboard, doors to bedrooms and bathroom.

Bedroom 1 11'2x 11'1 (3.40mx 3.38m)

Double bedroom with laid wooden style flooring, storage cupboard, radiator, window to the front aspect and door through to the:

Ensuite

With low level WC, pedestal wash basin, enclosed double shower cubicle with sliding glass doors, radiator and window to the front aspect.

Bedroom 2 18x10'1 (5.49mx3.07m)

Double bedroom with laid wooden style flooring, access to loft space, two radiators and windows to both side aspects.

Bedroom 3 11'1x 10 (3.38mx 3.05m)

Double bedroom with laid wooden style flooring, storage cupboard, radiator and window to the front aspect.

Bedroom 4 11'2 x 7'1 (3.40m x 2.16m)

Laid wooden style flooring, radiator, access to loft space and window to the side aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, pedestal wash basin, panelled bath, part tiled walls, radiator and obscured window to the side aspect.

Outside

Laid to lawn frontage with a paved pathway leading up to the front entrance door. Carport, driveway for multiple cars and garage are at the rear of the property.

Well presented garden area with planted trees, paved patio area, outdoor lighting, wide pedestrian gate and side door through to the garage.

Garage

With metal up and over door. Power and lighting.

Property Information:

Maintenance fee - N/A

EPC - B

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 112 SQM

Parking – Driveway, Garage & Carport (EV charger installed)

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom state limited

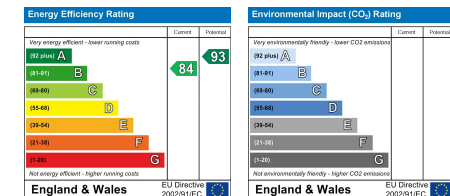
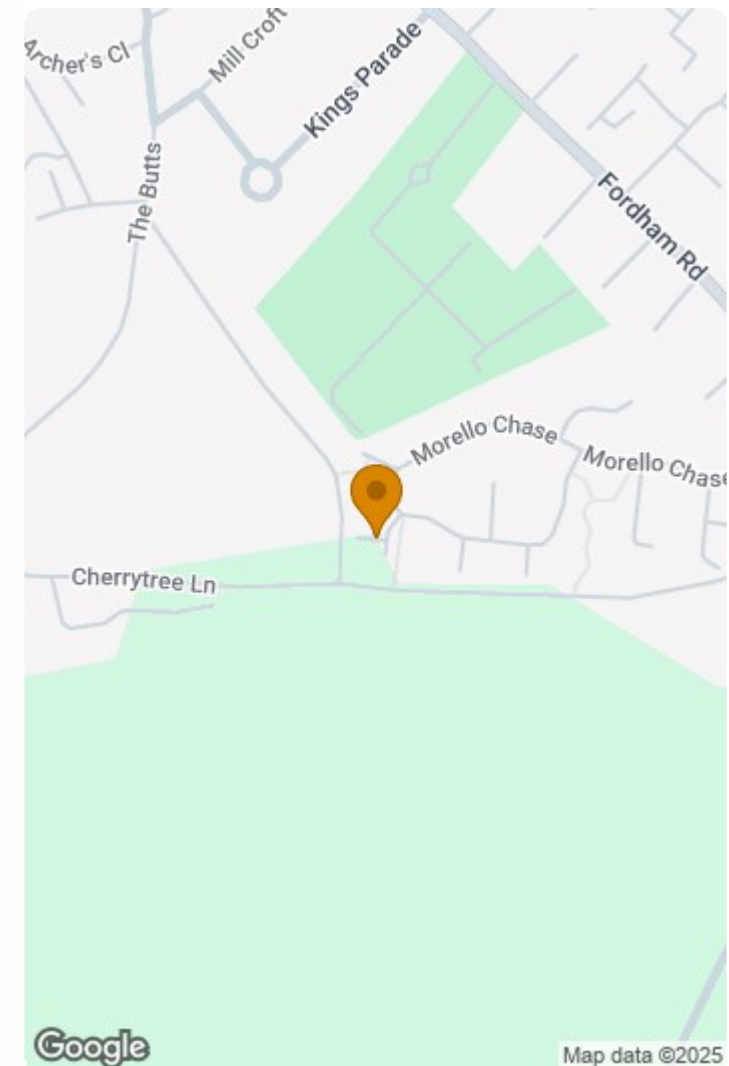
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words - ///doses.backlog.shield

Approximate Gross Internal Area 1288 sq ft - 119 sq m

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 737 sq ft – 68 sq m



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