



**11 Hodson Close**  
**Soham**

**DAVID**  
**BURR**





# 11 Hodson Close, Soham, Ely CB7 5PL

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 deceptively spacious and well-presented four-bedroom house boasting a tucked away position in the centre of town. The property offers close to 1,300 sq.ft of accommodation consisting of an entrance hall, kitchen/breakfast room, sitting room, cloakroom, four bedrooms and three bathrooms. Externally offering allocated parking for two vehicles and a well-presented and private garden.

## A four-bedroom house in Soham offering close to 1,300 sq.ft of accommodation.

**ENTRANCE HALL** Window and door to front aspect.

**KITCHEN / BREAKFAST ROOM** Stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob, fridge-freezer and dishwasher. Ample dining space and window to front aspect.

**SITTING ROOM** Window to rear aspect and French doors leading to the rear garden.

**CLOAKROOM** Wash hand basin and WC.

### First Floor

**LANDING** Window to front aspect, airing cupboard and a small study area.

**BEDROOM 2** Window to front aspect.

**BEDROOM 3** Window to side aspect and an **ENSUITE** which is extensively tiled with a shower cubicle and wash hand basin.

**BATHROOM** Extensively tiled with a bath, wash hand basin, heated towel rail, WC and window to rear aspect.

### Second Floor

**LANDING** Galleried landing with a window to front aspect.

**MASTER BEDROOM** Window to front aspect.

**BEDROOM 4** Window to rear aspect.

**BATHROOM** Extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.



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## Outside

The property offers allocated parking for two vehicles to the side of the property, as well as further guest parking. The rear garden is particularly well-presented and predominately lawned with a paved terrace, built-in barbeque area and raised flower bed.

**SERVICES** Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

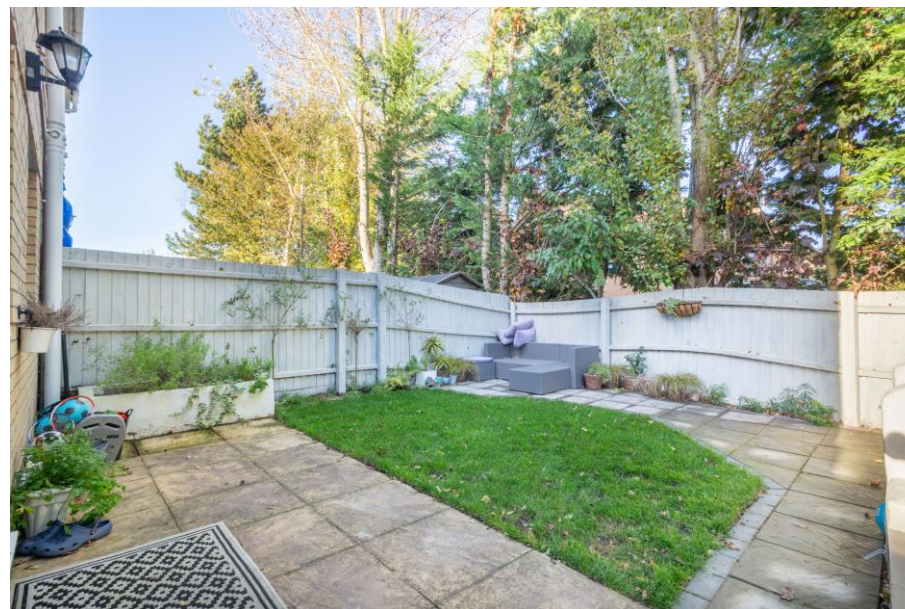
**LOCAL AUTHORITY** East Cambridgeshire District Council.

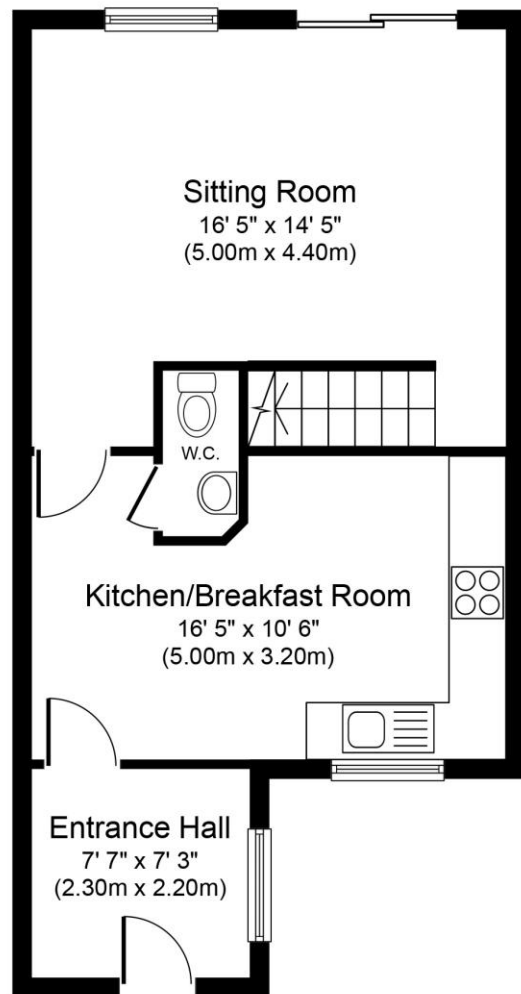
**COUNCIL TAX BAND** C.

**WHAT3WORDS** tablet.sailed.walls

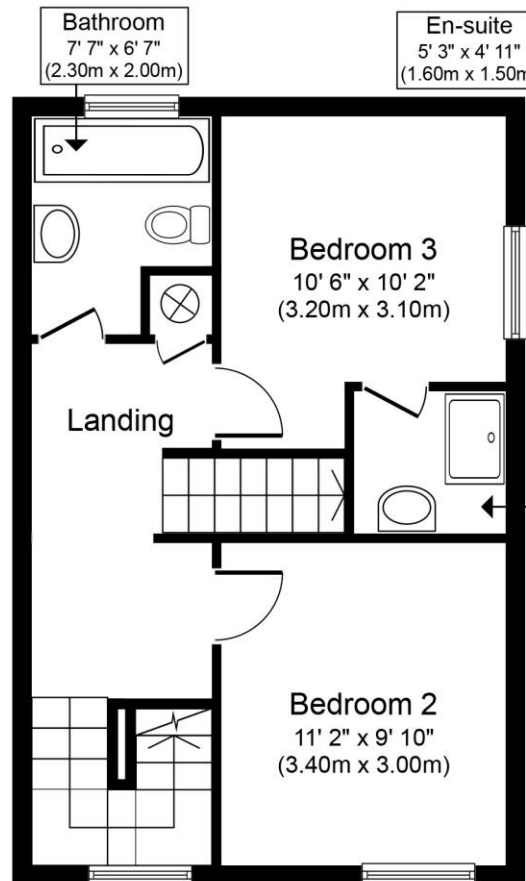
**EPC** C.

**VIEWING** by prior appointment only through David Burr estate agents.

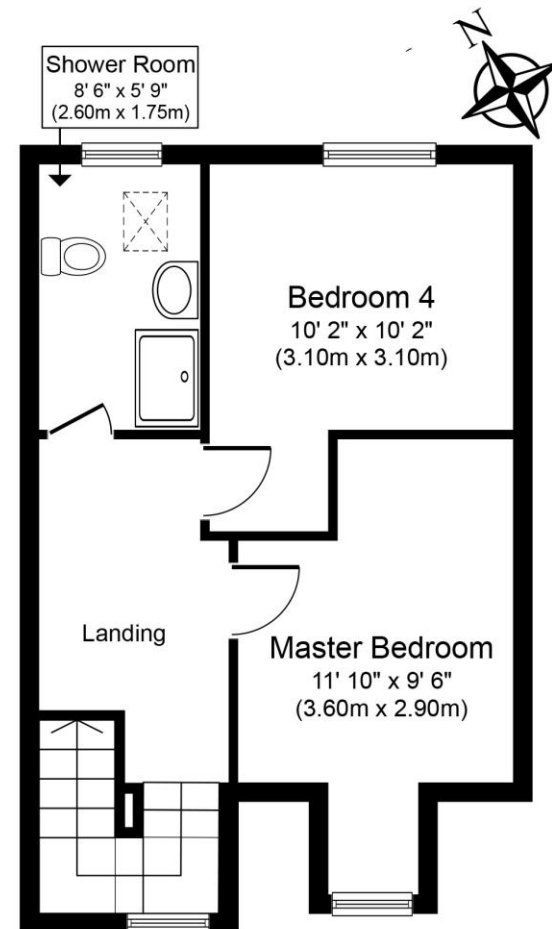




**Ground Floor**  
**Approximate Floor Area**  
**471 sq.ft.**  
**(43.8 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**425 sq.ft.**  
**(39.5 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**391 sq.ft.**  
**(36.3 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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



