



**9 Bittern Grove**  
**Soham, CB7 5FR**  
**Guide Price £459,950**

## 9 Bittern Grove, Soham, CB7 5FR

A superb, detached five bedroom family home with a pleasant and open outlook to the front.

Comprising entrance hall, kitchen/dining room, living room and cloakroom to the ground floor, three bedrooms, master with en-suite and dressing area, and family bathroom on second floor and two further double bedrooms to the third floor.

Externally the property offers a double garage and parking to the rear with further parking to the front. An enclosed rear garden laid mainly to lawn with decking area and greenhouse.

The property further benefits from planning permission for a single storey extension to the rear ref: 22/00456/CLP

**Council Tax Band E (East Cambridgeshire)**

**EPC (C)**

### Accommodation Details

#### Entrance Hall

Staircase rising to first floor, under stairs storage cupboard, radiator, doors and access through to:

#### Living Room

20'2" x 10'11"

Television aerial connection point, window to the front aspect, French doors the rear aspect opening out on garden.

#### Kitchen/Dining Room

20'4" x 10'4"

Fitted with a range of eye level and base storage units with timber worktops over, double butler sink with mixer tap over, range cooker with extractor, integrated appliances including dishwasher, washing machine tumble dryer and fridge freezer, cupboard housing Worcester gas fired boiler, oak flooring, radiator, window to the rear aspect, door leading out to rear garden.

#### Cloakroom

Comprising low level WC and hand wash basin, tiled flooring, radiator, obscured window to the rear aspect.

#### First Floor Landing

Airing cupboard, stairs leading up to second floor, doors and access through to:

#### Bedroom 1

13'10" x 10'11"

Radiator, window to the front aspect, walk in wardrobe and door to Ensuite.

#### Ensuite

Suite comprising low level WC, hand wash basin and shower cubicle with drench head, radiator, obscured window to the rear aspect

#### Bedroom 2

12'0" x 10'5"

Radiator, window to the front aspect.

#### Bedroom 3

9'6" x 8'0"

Radiator, window to the rear aspect.

#### Bathroom

Suite comprising low level WC, hand wash basin and panelled bathtub, radiator, obscured window to the rear aspect.

#### Second Floor Landing

Doors and access through to:

#### Bedroom 4

11'3" x 10'7"

Radiator, access to loft space, window to the front aspect.

#### Bedroom 5

11'3" x 11'1"

Radiator, window to the front aspect.

#### Shower Room

Suite comprising low level WC, hand wash basin and shower cubicle, obscured window to the rear aspect.

#### Outside - Front

Gravelled beds, path to front door, parking area for 2 vehicles, shared driveway leading round to double garage.

#### Outside - Rear

Fully enclosed rear garden with decked area, part laid to lawn with flower/shrub beds, gated access leads out to double garage and further parking.

#### AGENTS NOTE

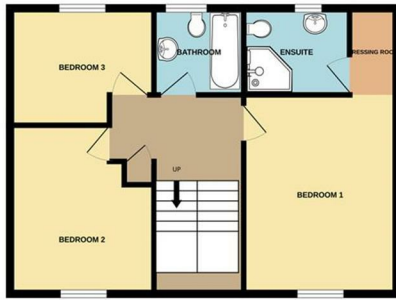
The property is sold with the benefit of Planning Permission having been granted for a ground floor extension to the rear.



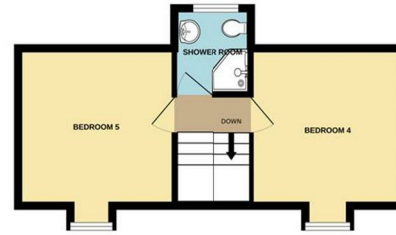
GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

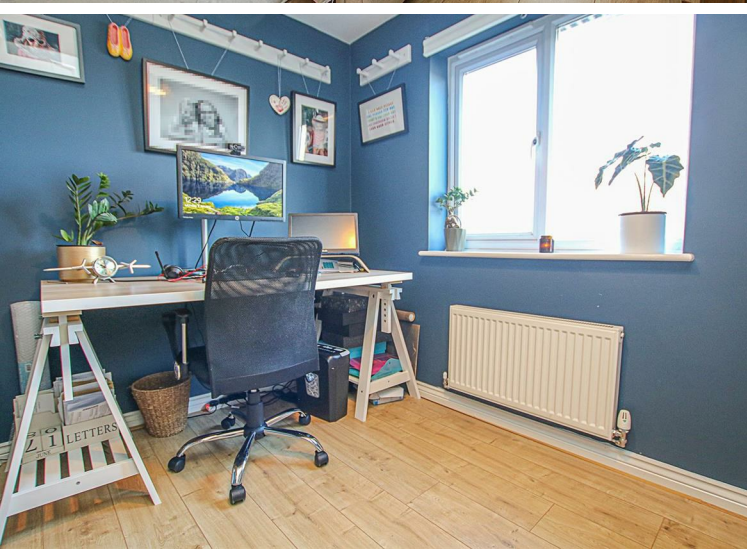
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



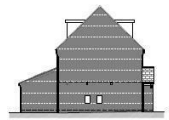






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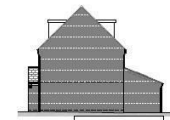
GEORGE LAUREL & PARTNERS



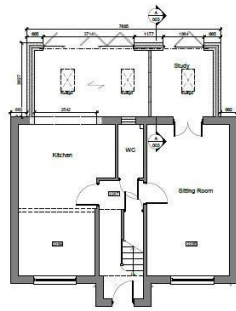
SIDE ELEVATION NORTH WEST 1:100



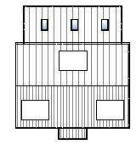
REAR ELEVATION NORTH WEST 1:100



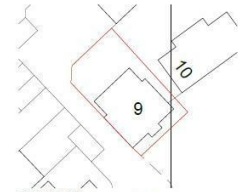
SIDE ELEVATION NORTH EAST 1:100



GROUND FLOOR PLAN 1:20



ROOF PLAN 1:100



SITE PLAN 1:200



LOCATION PLAN 1:1250

**NOTES**

1. All drawings are prepared in accordance with the Building Regulations and the Planning Regulations.
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Drawn by: **CRMS**  
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 Date: 10/10/2023  
 Project: 9 Bittern Grove  
 Client: **CRMS**  
 Proposed: Plans & Sections  
 GL730802  
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