



Morello Chase, Soham, Ely CB7 5WQ

Guide Price £525,000

MA
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This newly built, detached family home is ideally located at the end of a peaceful cul-de-sac on the outskirts of a bustling town, with excellent connectivity to Ely, Newmarket, and Cambridge.

Designed with precision and finished to an exceptional standard, the property boasts a stunning kitchen/dining/family room equipped with integrated appliances, a living room, utility room, cloakroom, and four double bedrooms—including a master with an en-suite. There is also a spacious family bathroom. The home features a substantial loft area with potential for conversion into additional bedrooms, subject to obtaining the necessary consents.

Externally, the home includes an integral garage, extra parking space, and a fully enclosed garden at the rear.

Accommodation Details

Entrance Hall

With staircase rising to the first floor, window to the front aspect, doors to:

Living Room

4.90m x 3.61m (16'1 x 11'10)
With window to the front aspect.

Kitchen/Dining/Family Room

9.19m x 3.61m (30'2 x 11'10)
Fitted appliances to include oven with hob and extractor over, dishwasher and fridge freezer, window to the rear aspect, bi-folding doors opening out onto the rear garden.

Utility Room

3.61m x 1.80m (11'10 x 5'11)
With window to the side aspect, door leading out to side passage.

Cloakroom

2.29m x 0.99m (7'6 x 3'3)
Fitted low level WC and hand wash basin.

FIRST FLOOR

Landing

With window to the front aspect, storage cupboard, doors to:

Bedroom 1

4.55m x 3.63m (14'11 x 11'11)
With radiator, window to the rear aspect, door to:

Ensuite

3.20m x 1.50m (10'6 x 4'11)
With obscured window to the side aspect.

Bedroom 2

4.55m x 3.63m (14'11 x 11'11)
With radiator, window to the rear aspect.

Bedroom 3

3.99m x 3.61m (13'1 x 11'10)
With radiator, window to the front aspect.

Bedroom 4

3.58m x 3.20m (11'9 x 10'6)
With window to the front aspect, radiator.

Bathroom

3.40m x 2.01m (11'2 x 6'7)
With obscured window to the side aspect.

SECOND FLOOR

Loft Room 1

5.09 x 3.20 (16'8" x 10'5")
Generous loft room offering a variety of uses.

Loft Room 2

5.09 x 4.76 (16'8" x 15'7")
Generous loft room offering a variety of uses.

Outside - Front

Paved driveway leading to garage.

Outside - Rear

Part laid to lawn and part laid to a paved patio terrace, timber fencing and gated access to the side of the property.

Integral Garage

5.00m x 3.00m (16'5 x 9'10)
Connected to power and lighting.

Agents Notes

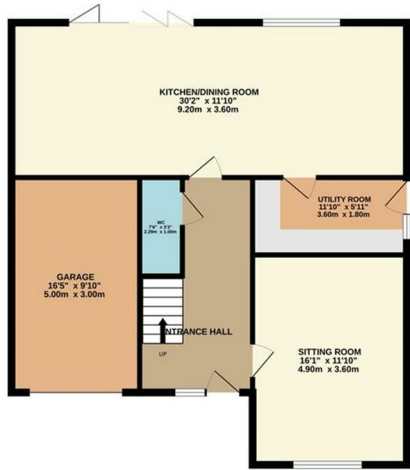
Sold by Regent Construction
Cambridge Limited

PROPERTY INFORMATION

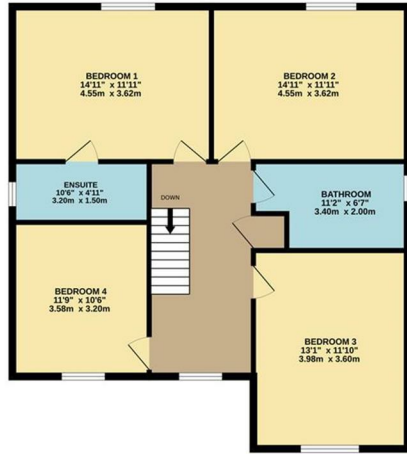
Maintenance fee - tbc
EPC - tbc
Tenure - Freehold
Council Tax Band - tbc
Property Type - Detached house
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - tbc
Parking – Driveway & garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - no
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Good
Rights of Way, Easements, Covenants – None that the vendor is aware of



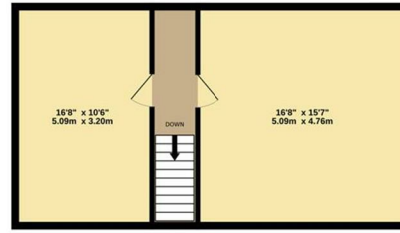
GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.5 sq.m.) approx.



2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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 | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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