



5 Hardfields Court, Soham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£425,000

## 5 Hardfields Court

Soham, Ely

An immaculately presented four bedroomed detached house situated within a small development of just five properties.

Accommodation comprises entrance hall, cloakroom, lounge, conservatory, separate dining room, refitted kitchen and utility, four bedrooms, with one having a refitted en-suite, together with a refitted bathroom.

Outside there is a driveway, garage and rear garden providing excellent privacy.

To fully appreciate this superb family home a viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Immaculately Presented Detached House
- 4 Bedrooms (1 With Refitted En-Suite)
- Lounge & Dining Room
- Refitted Kitchen, Utility & Bathroom
- Conservatory
- Private Garden, Driveway & Garage
- Small Development of Just Five Properties
- Viewing Recommended







### Entrance Hall

With door to front, stairs to first floor and understairs cupboard.

### Cloakroom

With vanity unit with wash basin, low level WC, double glazed window, radiator.

### Dining Room

With double glazed window, radiator.

### Kitchen

With double glazed window, refitted with a range of modern wall and base level units, drawers and matching worksurfaces, sink unit and drainer, built in electric double oven, gas hob and extractor hood, fridge/freezer and dishwasher, cupboard housing the replacement gas fired boiler, radiator.

### Utility

With refitted wall and base units and matching worksurfaces, plumbing for washing machine and space for tumble dryer, sink unit and drainer, door to outside.

### Lounge

With cast iron wood burner in brick fireplace, television point double glazed window and doors to conservatory, radiator.

### Conservatory

Of brick and UPVC construction with French doors to rear garden, electric heater.

### Landing

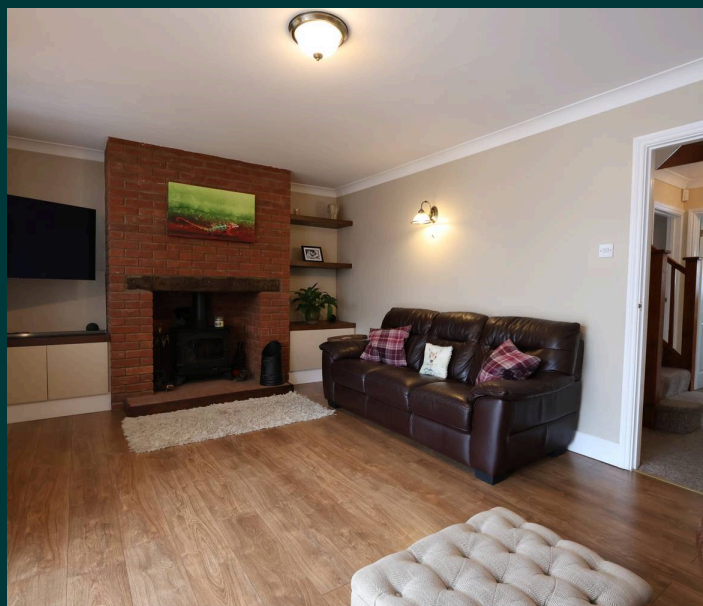
With airing cupboard housing hot water cylinder, Velux window, access to loft which is boarded, radiator.

### Bedroom 1

With two built in wardrobes, double glazed window, radiator.

### En-suite

Refitted with suite comprising vanity unit, low level WC, shower cubicle, Velux window, heated towel rail.



### Bedroom 2

With double glazed window, built in wardrobe, radiator.

### Bedroom 3

With double glazed window, radiator.

### Bedroom 4

With double glazed window, radiator.

### Bathroom

With refitted suite comprising low level WC, vanity unit with wash basin, panelled bath with shower above, heated towel rail, double glazed window.

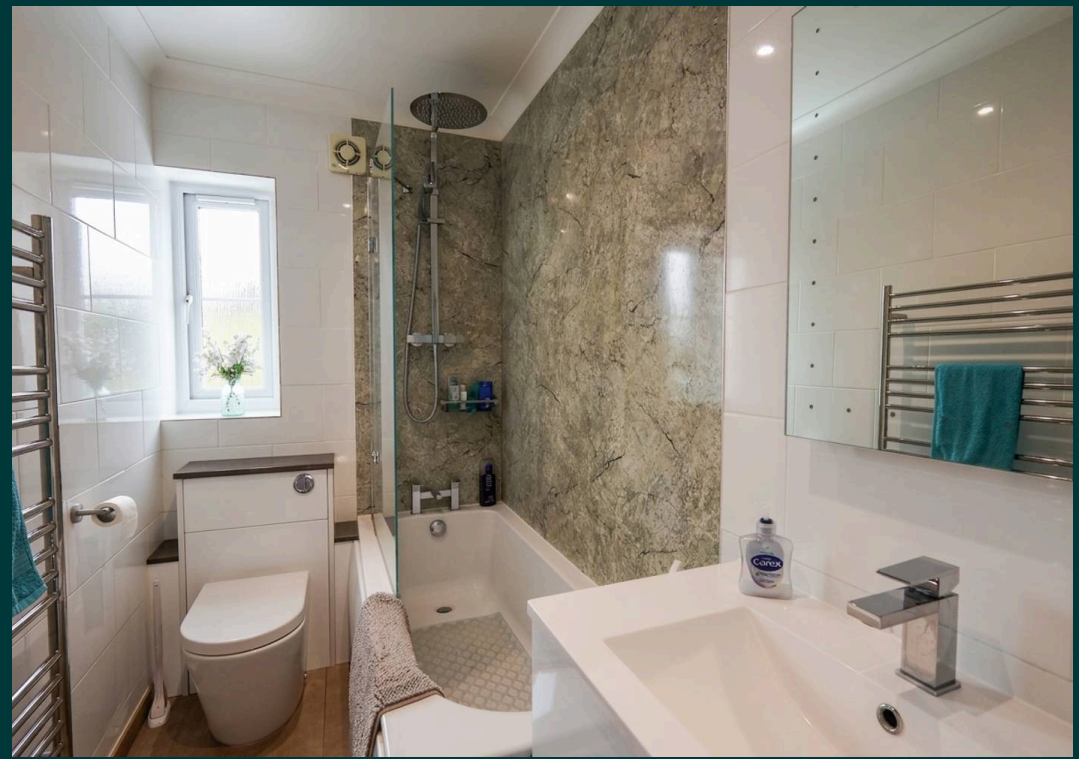
### Outside

To the rear there is an enclosed garden with an excellent degree of privacy. The garden has an extended patio, lawn and an excellent open fronted timber framed building providing an ideal outdoor entertaining space.

To the front there is a driveway leading to a single garage which has electricity connected.

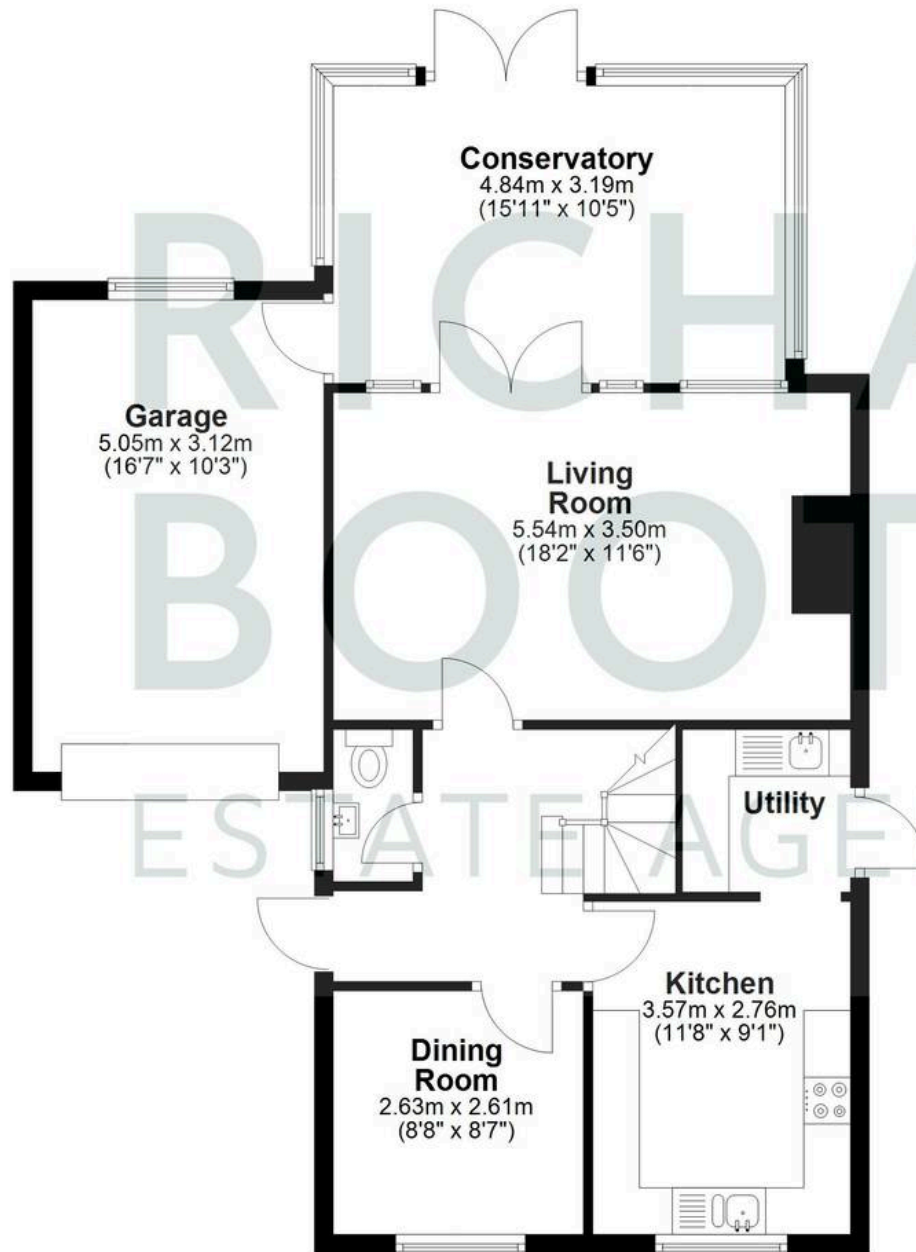






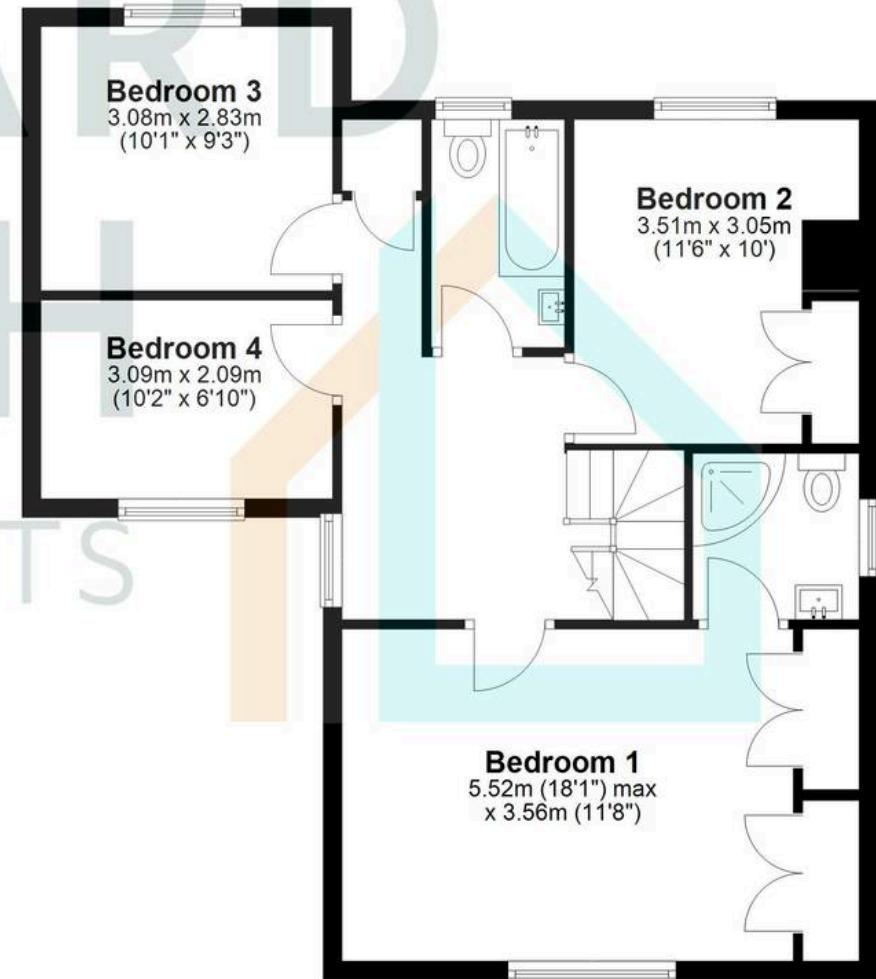
## Ground Floor

Main area: approx. 65.7 sq. metres (707.0 sq. feet)  
Plus garages, approx. 15.8 sq. metres (169.9 sq. feet)



## First Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



Main area: Approx. 131.5 sq. metres (1415.7 sq. feet)

Plus garages, approx. 15.8 sq. metres (169.9 sq. feet)



## Richard Booth Estate Agents

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