



Fordham Road

Freckenham | Bury St. Edmunds | IP28 8JB

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This exceptionally well finished, four bed detached chalet house is located on the edge of the village of Freckenham. Recently renovated to a high standard and modern finish, this property features a large open plan kitchen diner, with underfloor heating throughout the ground floor. A large driveway and double garage offer significant parking as well as a South facing garden with patio terrace.

Freckenham is approximately 8 miles north of the popular horse racing town of Newmarket. As well as Newmarket, the historic market town of Bury St Edmunds is less than 16 miles away. Known as an historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.





Step Inside

As you enter the property you are greeted by an impressive entrance hall featuring a galleried landing with glass balustrade. The modern kitchen offers dual Bosch ovens, two fridges and freezers, large larder and an island unit with breakfast bar. Double French doors give access into the bright and airy sitting room with dual aspect windows and bi-folding doors which open up onto the south facing patio.



The ground floor also features 2 double bedrooms, one to the front and one to the rear as well as a family bathroom and utility/boot room again with access to the garden. Heading up the wide staircase, the landing offers access to the two upstairs bedrooms. The substantial master bedroom features two south facing Velux skylights and large dormer window to the front. There is a dressing room/walk in wardrobe offering a lot of storage and a large ensuite.





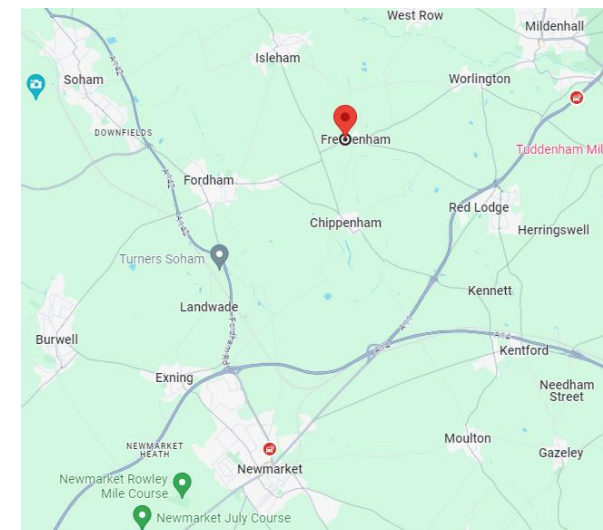
Step Outside

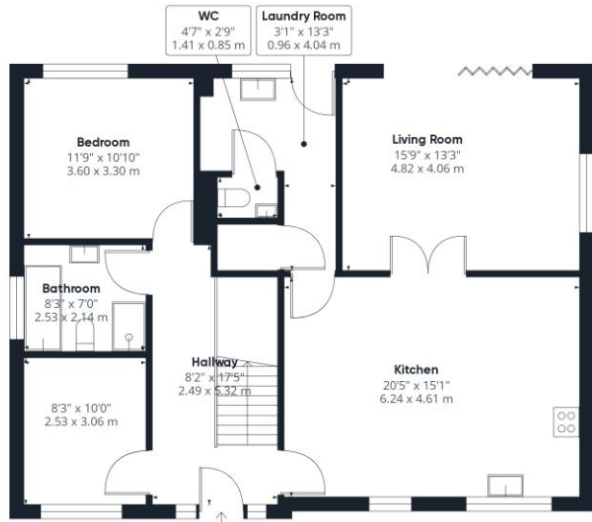
To the rear of the property, there is an enclosed south facing garden which has been laid to lawn. A large patio terrace makes for a delightful private outdoors seated area. The garden also has an access door to the large double garage with an electric up and over door. Above the garage is a spacious studio/office room complete with electrics and double-glazed windows.



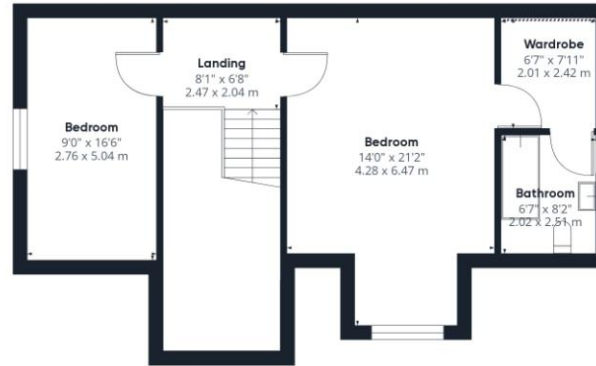
Location

Freckenham offers many amenities from a church, village hall, popular pub and farm shop. As well as Newmarket, the historic market town of Bury St Edmunds is less than 16 miles away.

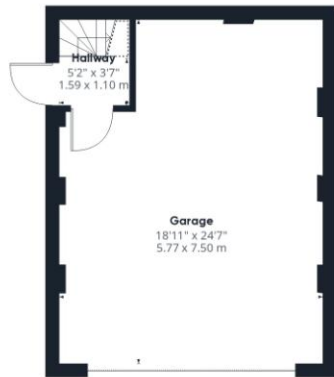




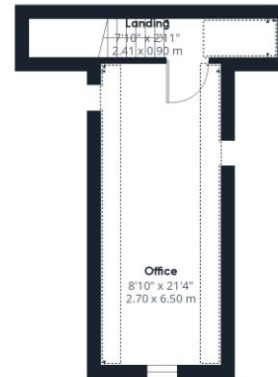
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2310.64 ft²
214.67 m²

Reduced headroom

83.66 ft²
7.77 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Services

- Underfloor heating
- Air Source Heat Pump
- Mains Water
- Mains Electric
- Freehold
- Council Tax Band - E
- EPC - C



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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