



Azalea Avenue, Fordham

Pocock + Shaw

56 Azalea Avenue
Fordham
Cambs, CB7 6BF

READY TO MOVE INTO - A four bedroom BRAND NEW detached house situated in one of Fordham's newest developments. Built by the award winning builders Hill Construction this fabulous house is ideal for a growing family offering an idyllic location in this thriving established community.

EARLY VIEWING HIGHLY
RECCOMENDED

Guide Price £479,950



Fordham lies some 5 miles north of Newmarket, renowned as the British Headquarters of horse racing offering an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge and Ely just 12 miles away.

Fordham itself offers a good range of facilities including two garden nurseries, a highly regarded primary school, shops, garage, 2 public houses, restaurant and church. It also has a regular bus service and is well placed for access to the A14 dual carriageway to both Cambridge and Bury St Edmunds.

56 Azalea Avenue is situated in the second phase of the prestigious Rayners Green development built by the award winning builders Hill Residential. This four bedroom house offers high quality accommodation, boasting well proportioned, light rooms complimented by beautifully landscaped gardens and is now read for immediate occupation. With the benefit of a gas fired heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door, window to the front, radiator, staircase to the 1st floor and under stair storage area, cloaks cupboard.

Cloakroom

Fitted with a two piece suite comprising of a wash hand basin, low-level WC, extractor fan, radiator, recessed ceiling spotlights.

Kitchen/Dining Room 4.34m (14'3") x 3.42m (11'3") max

Fitted with a range of cupboards with working surfaces, under cabinet lighting, Integrated fridge/freezer, dishwasher and washing machine, fitted electric oven, built-in ceramic hob with extractor hood over, 1 1/4 stainless steel sink unit with mixer tap, windows to the front, inset ceiling spot lights, double radiator.

Sitting/Dining Room 5.63m (18'6") x 4.59m (15'1")
With windows to the rear and side, French doors to the garden, double radiator.

First Floor

Landing

Access to the loft space, built in cupboard with hot water cylinder. Radiator.

Bedroom 1 3.89m (12'9") max x 3.57m (11'9")
With a window to the front and rear, double radiator, range of built in wardrobes with sliding mirrored doors.

En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure with glass screen, wash hand basin with mixer tap, tiled splashback and shaver point, low-level WC, extractor fan, heated towel rail, tiled flooring, recessed ceiling spotlights.

Bedroom 2 4.58m (15') x 2.85m (9'4")
With a window to the front and side, double radiator.

Bedroom 3 4.11m (13'6") x 3.21m (10'7")
With a window to the rear and side, double radiator.

Bedroom 4 4.13m (13'7") x 2.75m (9') max
With a window to the rear, double radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over and glass screen, wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, tiled flooring, recessed ceiling spotlights.

Outside

Garage 6.26m (20'6") x 3.39m (11'1")
With an up and over door, wall mounted gas fired boiler serving the hot water and heating systems, rear door to the garden.



The property is set behind a front garden laid to lawn with a block paved driveway providing off road parking and access to the garage. Side gate leading to an enclosed garden laid to lawn with patio and external power socket.

Tenure

The property is freehold.

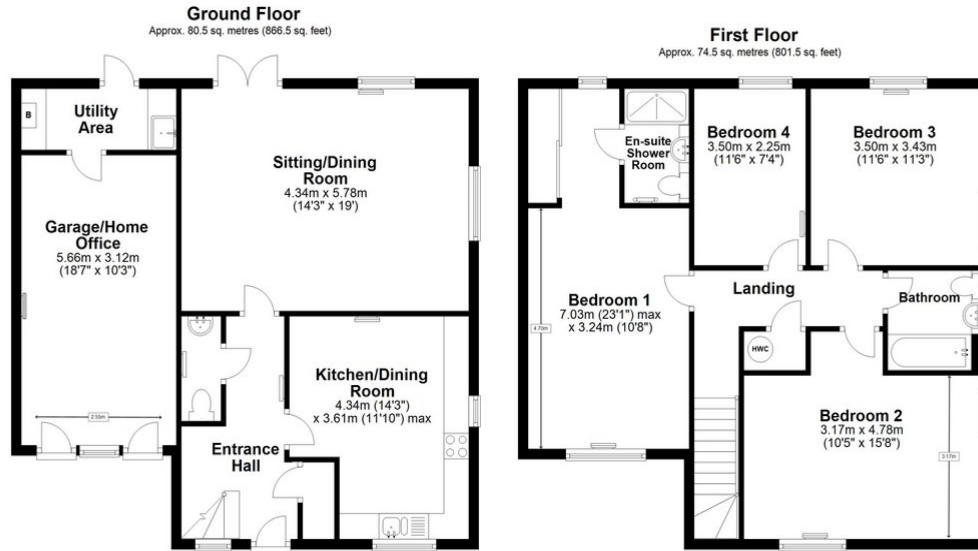
Services

Mains water, gas, drainage and electricity are connected. Dimensions includes the garage. The property is not in an conservation area. The property is in a low flood risk area. Internet connection, basic: 29Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available.

Guarantee

This house will be cover by a 10 Year NHBC Guarantee.

Council Tax Band: Not yet allocated West Suffolk District Council



Total area: approx. 155.0 sq. metres (1668.0 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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