



New Path, Fordham, Ely, Cambridgeshire

Pocock + Shaw

12 New Path
Fordham
Ely
Cambridgeshire
CB7 5JX

An individual modern 4 bedroom detached home offering exceptional character and attractive gardens, conveniently located very close to the centre of the village and the local amenities. The property is beautifully presented throughout with a generous double aspect living room with a multifuel burner, an exceptional well equipped fitted kitchen/dining room and a ground floor cloakroom. Features include 4 bedrooms with one ensuite, a large integral garage and off road parking and a delightful established rear garden.

Guide price £475,000



Location 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.

Entrance hall with a part glazed entrance door, engineered wood flooring.

Cloakroom with an "Arts and Crafts" style circular hand basin, low level WC, engineered wood flooring.

Living room a generous double aspect room with a fireplace with Dean multifuel stove and brick hearth, staircase leading to the first floor and a large bay window to the front aspect.

Kitchen/dining room a delightful light double aspect room with a well equipped modern fitted kitchen, fitted base and wall mounted units, inset sink and wood worktops, integrated eye level Bosch oven and grill, microwave/oven, 4 ring induction hob with extractor hood over, integrated under counter fridge and dishwasher, free standing island/butchers block, quarry tiled floor, part vaulted ceiling with Velux windows to the rear aspect, door leading to the integral garage, under stair cupboard with pressurised hot water cylinder and plumbing for washing machine and tumble dryer.

First floor

Landing with a large cupboard and Velux window.

Bedroom 1

Ensuite shower room recently refurbished with a walk in double sized shower cubicle, hand basin with storage under and concealed cistern low level WC, tiled walls and flooring.

Bedroom 2

Bedroom 3

Bedroom 4 with part sloping ceiling.

Family bathroom with bath with shower over, hand basin and low level WC and part tiled walls.

Outside The front of the property benefits from an attractive block paved driveway providing off road parking for several vehicles, a pair of established flowering cherry trees, a log store and timber fencing.

Integral garage with an electric roller shutter door, Ideal gas fired central heating boiler.

A gated pedestrian access to the side leads to a delightful established rear garden with a wealth of mature trees, shrubs and flower borders, a stone paved patio area with a feature timber arch, an ornamental wildlife pond and a discrete timber shed/workshop.

Services and tenure

Tenure The property is **freehold**.

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, Basic: 16Mbps, Superfast 82Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax E East Cambridgeshire District Council

**Viewing By Arrangement with
Pocock + Shaw PBS**



- Individual detached house
- Double aspect living room
- Superb feature kitchen/dining room
- 4 Bedrooms, 1 ensuite
- Attractive established gardens
- Integral garage and off road parking
- Conveniently located close to the village amenities.





**Pocock
+
Shaw**

For Sale

01638 668 284

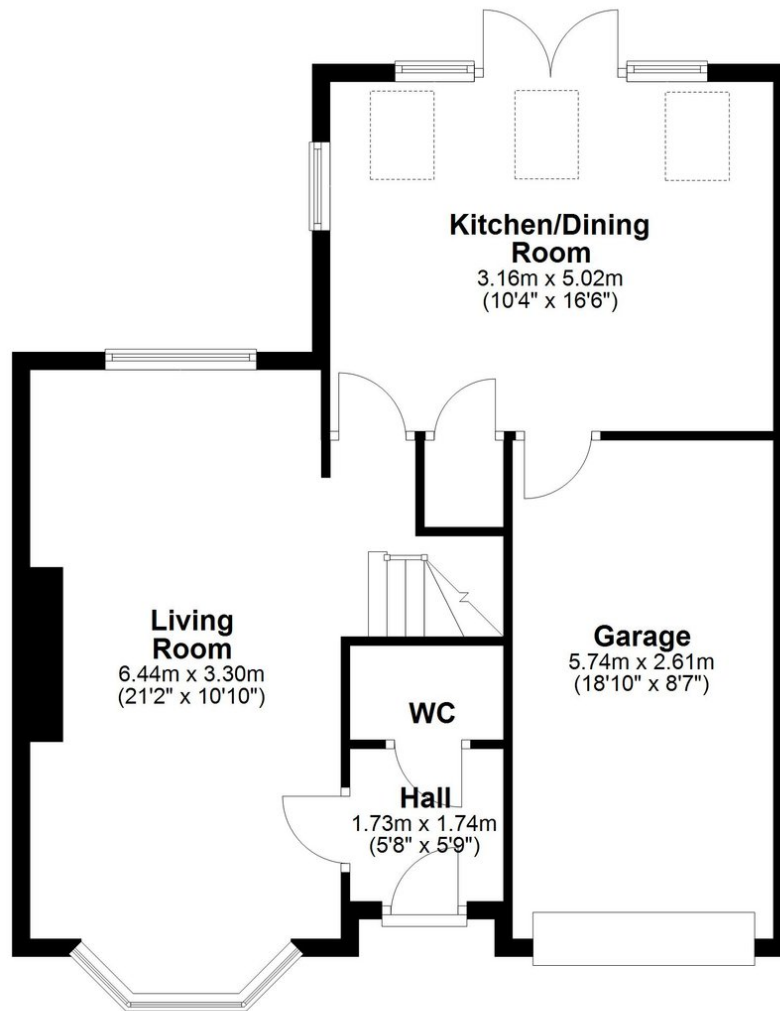






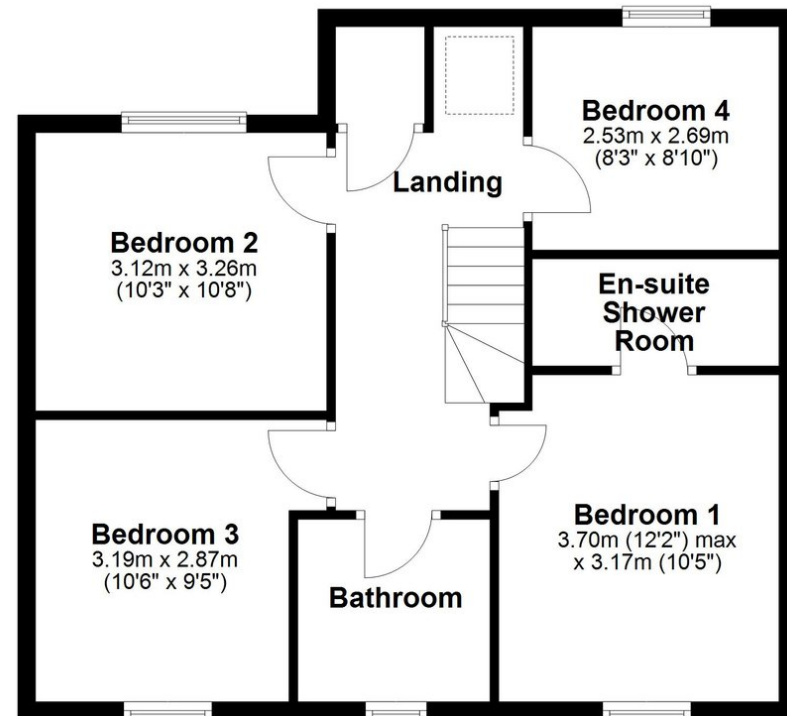
Ground Floor

Approx. 93.5 sq. metres (1006.4 sq. feet)



First Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



Total area: approx. 153.2 sq. metres (1649.5 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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