



Mildenhall Road
Fordham, CB7 5NT
Guide Price £670,000

Mildenhall Road, Fordham, CB7 5NT

A stunning and hugely improved detached family home standing within a generous size plot and positioned at the end of this thriving and well served village.

This impressive and stylishly presented property has undergone a full and comprehensive programme of improvements and has been substantially extended and cleverly planned to provide sumptuous rooms throughout. With attention to detail, the property boasts a fabulous kitchen/family room with brand new kitchen and granite working top surfaces, fully integrated appliances and bi-fold doors, living room, utility room, four double bedrooms (en-suite shower room and walk-in wardrobe) and a lovely size family bathroom. Benefiting from underfloor heating to the ground floor and music system.

Externally the property offers extensive driveway and sizeable block paving providing parking for ample vehicles, useful outhouse (could provide possible studio/office facilities), outside bar and further gravelled driveway to the rear with rear access.

An outstanding family home – viewing is recommended.

Entrance Hall

Laid Italian wood effect tile flooring and opening through to the:

Living Room 22'4" x 11'3" (6.83 x 3.45)

Spacious living room with built in fireplace, TV connection point, air conditioning unit, staircase rising to the first floor with storage under, windows to the front and side aspect with built in blinds.

Kitchen/Diner 26'9" x 17'1" (8.17 x 5.22)

Recently fitted kitchen with a range of matching eye and base level storage units with granite worktops over, glass display cupboards, tiled granite splashback areas, ceramic butler sink with mixer tap, kitchen island and breakfast bar with pendant lighting over.

Integrated appliances to include, BOSCH microwave, rangemaster, dishwasher, wine cooler, American style fridge/freezer, laid Italian wood effect tile flooring, windows and bi-folding doors to the rear aspect.

Utility Room 6'7" x 5'11" (2.03 x 1.82)

Fitted with eye and base level storage units with granite working tops over, granite splash backs, undermounted ceramic sink with mixer tap, laid Italian wood effect tile flooring, integrated washing machine and tumble dryer, window and stable door to the side aspect.

Bedroom 3 16'4" x 12'0" (5.00 x 3.67)

Double bedroom with vaulted ceilings and chandelier hanging, wall lighting, air conditioning unit, window to the front aspect and door through to the:

Bathroom 11'6" x 9'10", 14'7" (3.52 x 3.45)

Luxury four piece bathroom suite comprising of a concealed WC, 'his and hers' sinks with vanity drawers under, free standing bath with shower head, enclosed walk-in shower, display cabinets and tiled walls. Window to the side aspect.

Bedroom 4 11'6" x 11'1" (3.52 x 3.38)

Window to the side aspect.

First Floor Landing

Airing cupboard and doors through to bedrooms.

Bedroom 1 16'2" x 14'3" (4.94 x 4.36)

Double bedroom with air-conditioning unit, radiator, window and Juliet balcony to the rear aspect and door through to the:

Dressing Room 8'3" x 5'8" (2.54 x 1.74)

Laid wooden style flooring, skylight and door through to the:

Ensuite 8'3" x 4'8" (2.54 x 1.44)

Three piece bathroom suite comprising of a low level WC, wash basin with vanity under, enclosed shower cubicle, wall mounted LED mirror, tiled walls, heated towel rail and skylight.

Bedroom 2 16'2" x 13'5" (4.94 x 4.09)

Double bedroom with air conditioning unit, radiator and two skylights.

Outside - Front

Gated block paving driveway providing parking for ample vehicles and side access to the rear garden.

Outside - Rear

Well landscaped rear garden providing large paved patio seating area with outside bar area, lawn area, useful out building and further gravelled driveway to rear with rear access.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 168 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

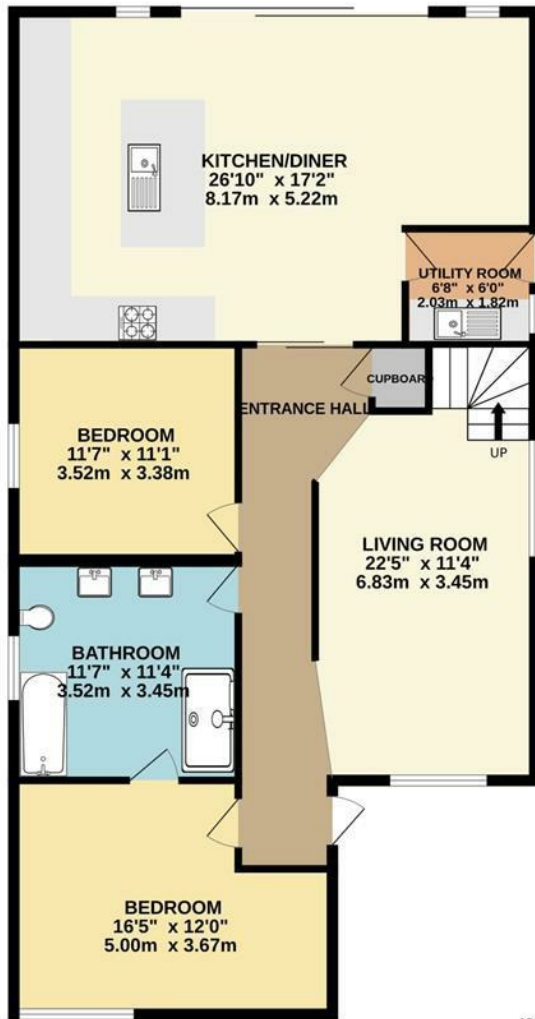
Broadband Connected - tbc

Broadband Type – Ultrafast available, 330Mbps download, 50Mbps upload

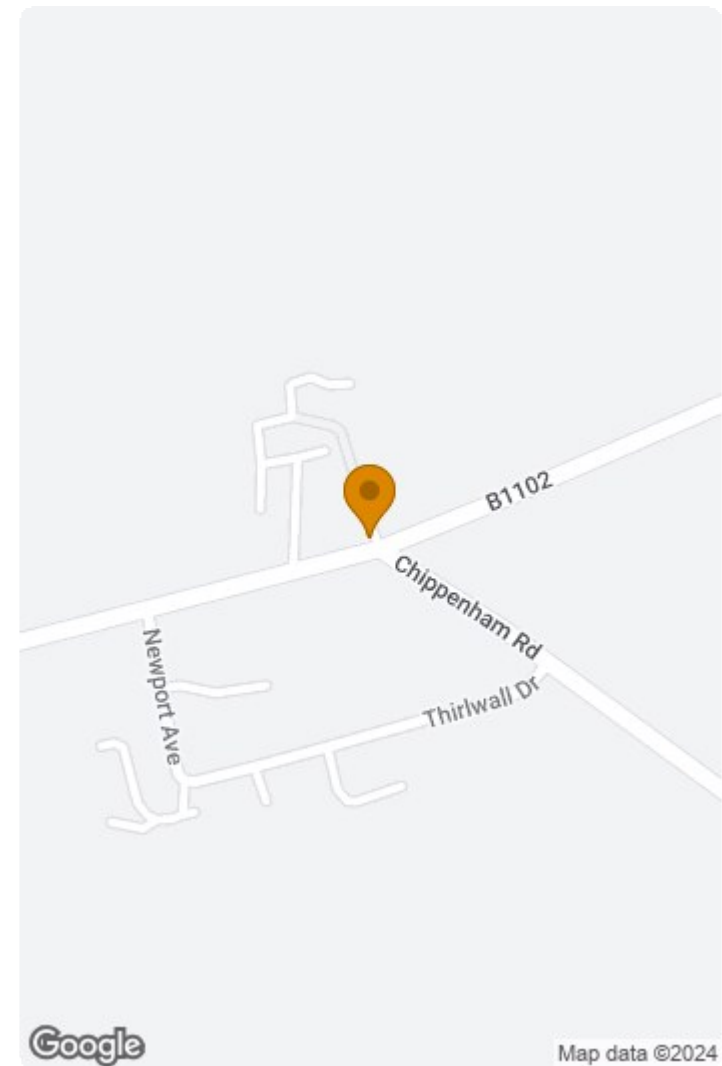
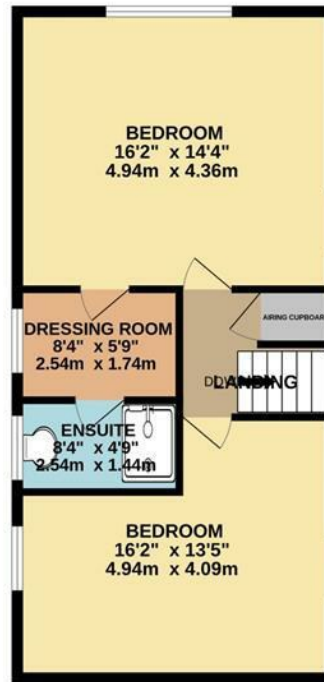
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1813 sq.ft. (168.4 sq.m.) approx.

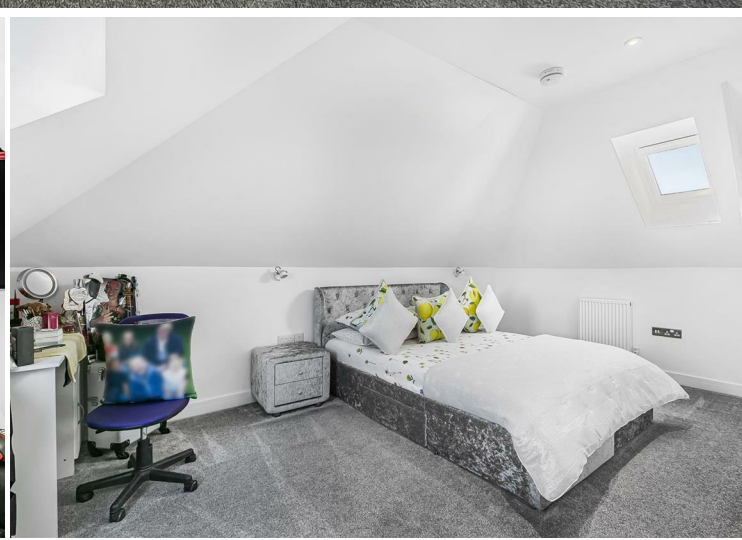
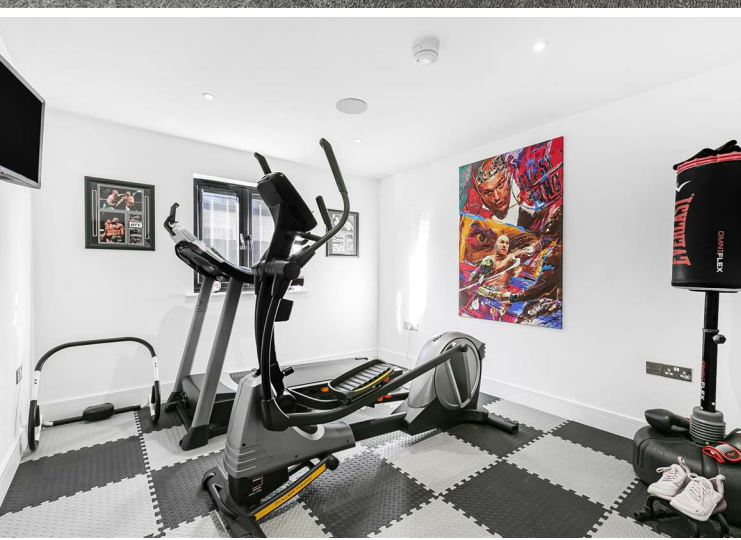
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

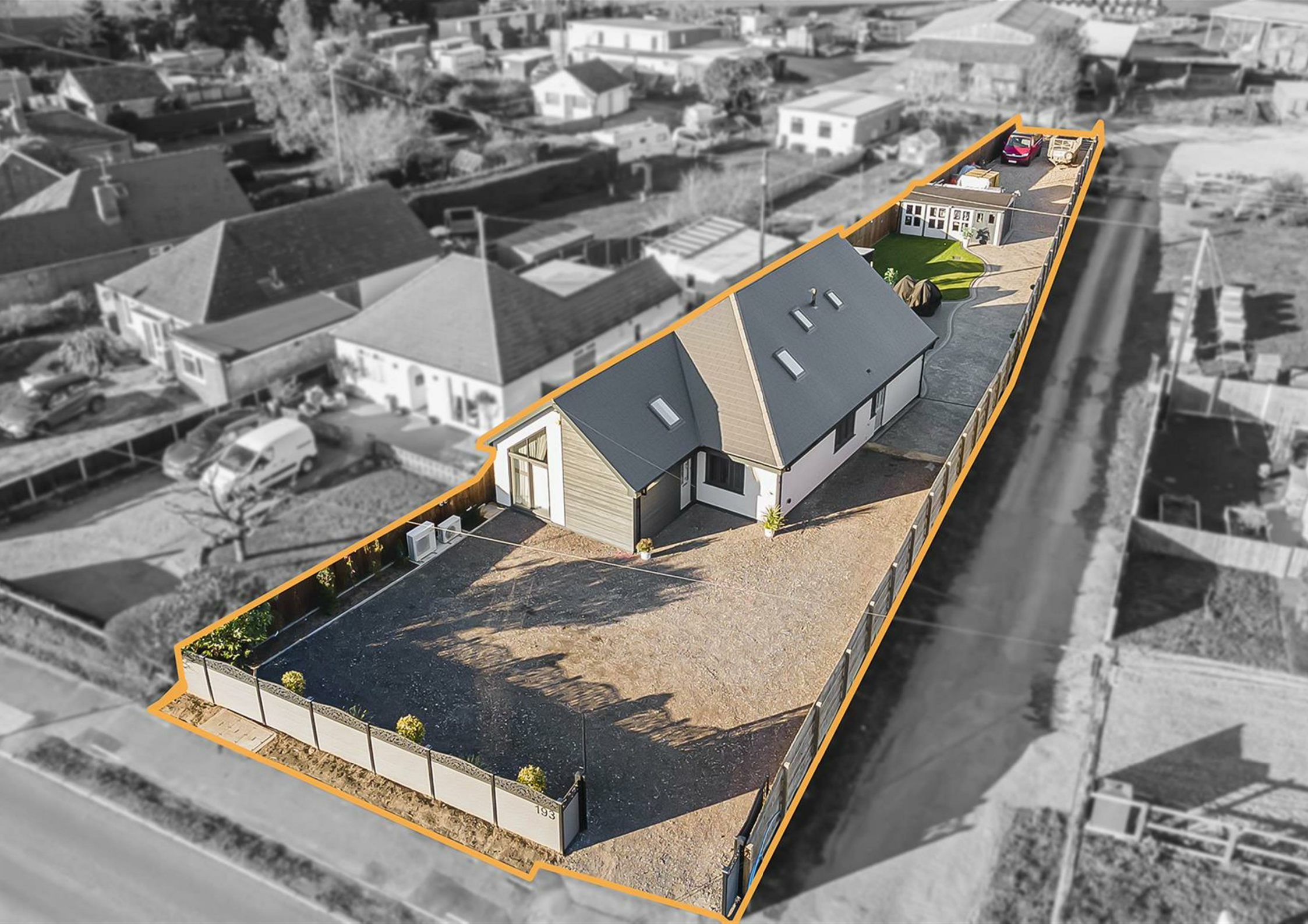
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Energy Efficiency Rating	Current	Target	Environmental Impact (CO ₂) Rating	Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	77	83	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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