



**Fordham Road, Newmarket CB8 7AQ**

**Offers In Excess Of £800,000**



**Morris Armitage**

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# Fordham Road, Newmarket CB8 7AQ

A rare opportunity to purchase an individually built detached home set on the edge of the town centre and set within magnificent mature grounds of around 0.4 of an acre.

Wayside is an impressive family home built in 1937 and offers an appealing mix of modern day conveniences whilst enjoying some immense charm and character throughout. The sizeable accommodation includes spacious entrance hall, living room, study, kitchen/breakfast room, dining room, utility, walk-in pantry, five bedrooms ( ensuite to master ) and a family bathroom. Gas fired central heating.

Externally the property offers gated approach, extensive driveway, garage, greenhouse/potting shed and fabulous maintained mature gardens providing a lovely addition to this family home.

Offering huge scope for extension or possible development, subject to usual consent – viewing is highly recommended.

### Entrance Hall

Spacious, light entrance hall with attractive parquet flooring. Doors leading to kitchen/breakfast room, living room and dining room. Built-in storage cupboard. Stairs to first floor.

### Kitchen/Breakfast Room

20'10" x 11'7"  
Spacious, modern kitchen with range of eye and base level cupboards composite work top over. Inset sink and drainer with mixer tap over. Integrated eye level Neff double ovens. Inset gas ring hob with stainless steel extractor over. Integrated fridge and dishwasher. Kitchen island with composite work top and storage cupboards under. Slate effect vinyl flooring. Breakfast/dining area with carpeted flooring. Radiator. Dual aspect windows overlooking rear and side aspect. Opening leading to utility/pantry/cloakroom area. Doors to entrance hall and side garden.

### Pantry

7'11" x 4'0"  
Fitted with work top and storage shelving. Space and connections for under counter fridge and freezer.

### Utility Room

7'11" x 4'0"  
Range of eye and base level cupboards with worktop over. Inset sink with mixer tap over. Space and plumbing for washing machine. Door to inner hallway.

### Dining Room

16'0" x 11'7"  
Bright, spacious dining room with window overlooking rear aspect and French doors with windows either side opening to rear garden. Contemporary inset, wall mounted fire. Built-in alcove storage cupboards. Radiator. Door leading to entrance hall

### Living Room

15'7" x 12'0"  
Beautifully present living room with large window overlooking front aspect. Attractive gas coal-effect fire place with stone surround, mantel and stone hearth. Alcoves either side. Radiator. Door leading to entrance hall.

### Study/Snug

14'5" x 8'0"  
Generous room with dual aspect windows overlooking front and side aspects. Mahogany bookshelves. Radiator. Door leading to living room.

### Cloakroom

Modern, white low level W.C. and hand basin. Attractively tiled walls. Window overlooking rear aspect.

### Landing

Bright, spacious landing with dual aspect windows. Doors leading to all bedrooms and bathroom.

### Bedroom 1

16'0" x 11'8"  
Spacious double bedroom with dual windows overlooking front and side aspect. Doors leading to en suite and landing.

### En Suite

Contemporary en suite with white suite comprising, low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and built-in vanity unit under, walk-in shower cubicle with wall mounted shower. Attractively tiled throughout wet areas.. Tiled flooring. Door leading to bedroom 1

### Bedroom 2

12'7" x 12'0"  
Spacious double bedroom with dual aspect windows overlooking rear garden and side. Built-in wardrobes. Radiator. Door leading to landing.

### Bedroom 3

12'3" x 10'0"  
Bright, spacious double bedroom with window overlooking rear aspect. Contemporary hand basin with mixer tap over. Radiator. Door leading to landing.

### Bedroom 4

10'5" x 8'7"  
Bright bedroom with window overlooking front aspect. Pedestal hand basin with mixer tap over. Radiator. Door leading to landing.

### Bedroom 5/Dressing Room

8'11" x 6'1"  
Bright room with window overlooking front aspect. Built-in wardrobe. Radiator. Door leading to landing.

### Bathroom

Contemporary bathroom with white suite comprising wall mounted hand basin with mixer tap over and panelled bath with wall mounted shower over and glass screen. Fitted cabinet with power and lighting suitable for shaver, etc. Attractively tiled throughout. Tiled flooring. Ladder style radiator. Door leading to landing.

### Cloakroom

Low level W.C. Door to landing.

### Outside - Front

Sweeping gravel drive, providing ample parking, leading to garage. Central area laid to lawn with mature shrub and tree planting. Attractive archway porch area with seating, leading to solid wood front door with panelled window. Single garage with windows on both sides, and door leading to rear garden.

### Outside - Rear

Stunning garden mainly laid with a plethora of established planting. Circular patio seating area. Delightful Victorian style green house.

### PROPERTY INFORMATION

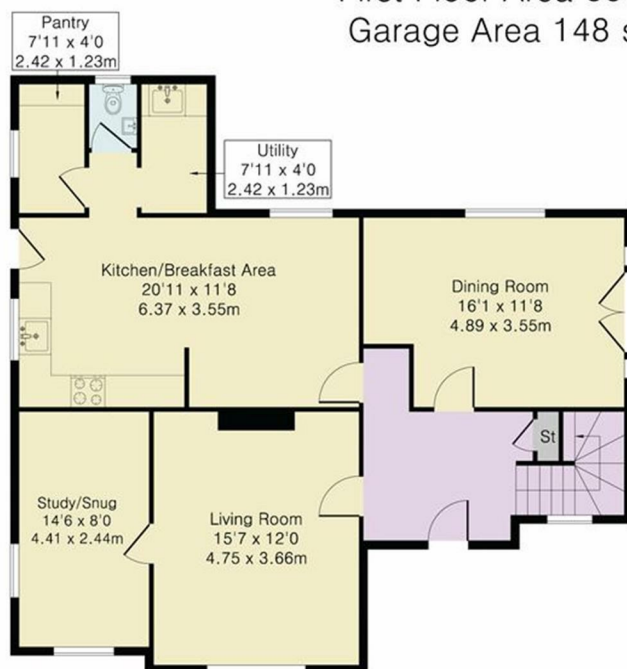
Maintenance fee - n/a  
EPC - D  
Tenure - Freehold  
Council Tax Band - G (West Suffolk)  
Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

### Square Meters - 195 SQM

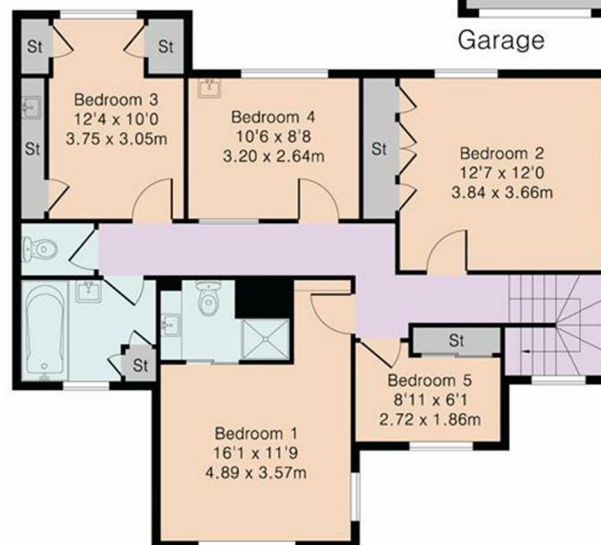
Parking – Driveway & Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of



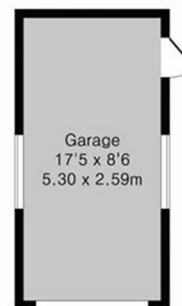
Approximate Gross Internal Area 1972 sq ft – 183 sq m  
 Ground Floor Area 973 sq ft – 90 sq m  
 First Floor Area 851sq ft –79 sq m  
 Garage Area 148 sq ft – 14 sq m



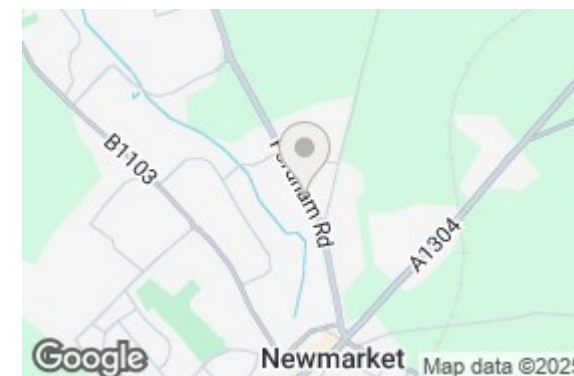
Ground Floor



First Floor



Garage



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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