



Boyden Court, Fordham CB7 5JY

Guide Price £515,000

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A rather special detached family home perfectly positioned on the edge of this well served village and located in a small and select development of similar homes.

Hugely improved and greatly enhanced by the current owners, this property boasts high quality fixtures and fitting throughout. The cleverly planned accommodation includes entrance hall, living room, dining room, study, impressive refitted kitchen/breakfast room utility room, four bedrooms with built in wardrobes (refitted ensuite to master) and a family bathroom.

Externally the property offers a detached double garage (gym area) extensive driveway providing ample parking and a lovely enclosed mainly south facing rear garden.

SUPERB FAMILY HOME - VIEWING HIGHLY RECOMMENDED.

Entrance Hall

Kitchen 13'3" x 10'1" (4.04m x 3.09m)

Contemporary kitchen with range of eye and base level cupboards with composite worktop over incorporating breakfast seating area. Inset sink with mixer tap over. Integrated eye level double ovens. Inset induction hob with extractor over. Integrated dishwasher. Integrated fridge/freezer. Dual aspect windows. Vertical radiator. LVT wood flooring. Doors leading to entrance hall, utility room and rear garden.

Utility Room 6'5" x 5'6" (1.98m x 1.68m)

Contemporary utility room with range of eye and base level cupboards with composite worktop. Space and plumbing for washing machine. Space for tumble dryer. LVT wood flooring. Door to inner kitchen.

Dining Room 10'2" x 9'9" (3.10m x 2.99m)

Contemporary dining room with window overlooking side aspect. Radiator. LVT wood flooring. Door to entrance hall.

Living Room 17'5" x 10'10" (5.33m x 3.32m)

Beautifully presented, spacious living room with feature fireplace with attractive stone surround and hearth with mantel. Dual windows overlooking side aspect. Sliding

double doors to rear garden. Radiator. Half glazed double doors to entrance hall.

Study 10'3" x 7'6" (3.13m x 2.30m)

Well proportioned study with window overlooking front aspect. Radiator. LVT wood flooring. Door to entrance hall.

Cloakroom

Contemporary white suite with low level, concealed cistern W.C. and inset hand basin with mixer tap over and built-in storage cabinet under. Attractively tiled. Ladder style radiator. Obscured window. Door to entrance hall.

Landing

Doors to all bedrooms and bathroom. Storage cupboard. Radiator. Window overlooking rear aspect. Stairs to ground floor.

Bedroom 1 17'5" x 10'10" (5.33m x 3.32m)

Spacious double bedroom with built-in contemporary wardrobes. Radiator. Dual aspect windows overlooking front and rear aspects. Doors to en suite and landing.

En Suite

Contemporary white suite comprising wall mounted, concealed cistern W.C., inset hand basin with mixer tap over and storage cabinet under and generous walk-in shower with wall mounted shower. Attractively tiled throughout wet areas. Ceramic wood effect tiled flooring. Obscured window. Radiator. Door to bedroom 1.

Bedroom 2 13'6" x 7'9" (4.14m x 2.37m)

Generous double bedroom with dual aspect windows. Built-in wardrobes. Radiator. Door to landing.

Bedroom 3 10'6" x 9'7" (3.22m x 2.93m)

Double bedroom with built-in storage cupboards and wardrobes. Radiator. Window overlooking front aspect. Radiator. Door to landing.

Bedroom 4 10'6" x 7'8" (3.22m x 2.36m)

Well proportioned room with window overlooking side aspect. Built-in storage cupboard. Radiator. Door to landing.

Bathroom

Contemporary white suite comprising low level, concealed

cistern W.C., Inset hand basin with mixer tap over and storage cabinet under, contemporary bath with mixer tap and shower attachment over and generous walk-in shower with wall mounted shower. Attractively tiled to wet area. Tiled flooring. Obscured window. Ladder style radiator. Door to landing.

Outside - Front

Hardstanding driveway leading to double garage, providing ample off road parking. Lawned area with hedge boundary. Pathway leading to half glazed door with storm porch over. Mature shrub planting to front of house.

Outside - Rear

Private family garden with patio area leading from living room and kitchen. Central lawned area with mature shrub planting surround. Raised deck area with pergola over.

Garage/Gym 18'7" x 17'0" 10'1" x 8'9" (5.67m x 5.20m 3.08m x 2.67m)

Double garage with power and light. Integral gym room with power, light and heating - offering a variety of uses door leading to garage. Up and over doors to driveway. Door leading to rear garden.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 132 SQM

Parking – Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

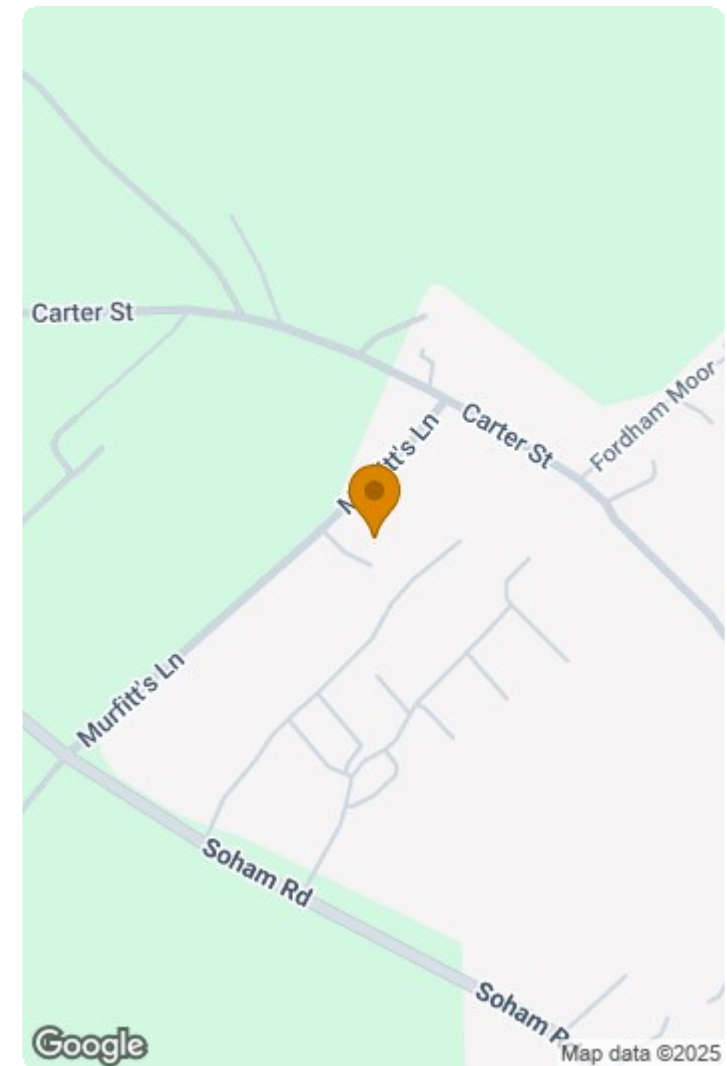
Location – What 3 Words - lump.senders.denser

Approximate Gross Internal Area 1737 sq ft - 161 sq m

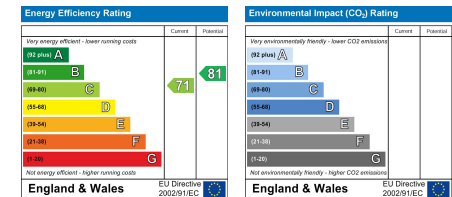
Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 711 sq ft – 66 sq m

Garage Area 315 sq ft – 29 sq m



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