



Fordham Road, Newmarket CB8 7AJ

Offers In Excess Of £600,000

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Impressive detached family home superbly set at the end of a no-through road and located in easy reach of amenities and road links.

Finished to a high level of specification throughout, this cleverly planned property offers spacious entrance hall, sitting room, study, dining room, kitchen/breakfast room, utility room, four good size bedrooms (with wet room ensuite to master) and a family bathroom.

Externally the property offers elegant sash windows throughout, a fully enclosed and well stocked mature garden, extensive paved driveway providing ample parking and detached double garage with convenient hot and cold tap.

Entrance Hall

Spacious entrance hall with LVT wood flooring with underfloor heating. Built-in storage cupboard. Doors to all rooms. Stairs to first floor.

Kitchen/Breakfast Room 13'1" x 11'9" (4.00m x 3.60m)

Contemporary kitchen with a range of eye and base level cupboards/storage drawers with granite worktop over. Inset stainless steel 1 1/3 bowl sink with mixer tap over. Integrated eye level ovens, microwave and warming drawer. Space and plumbing for dishwasher. Space for fridge/freezer. Range style gas hob with induction extractor over and glass splashback. Tiled flooring and underfloor heating. Window overlooking front aspect. Door to entrance hall.

Dining Room 14'9" x 9'10" (4.50m x 3.00m)

Contemporary, spacious room with dual aspect windows. Carpeted underfloor heating. Radiator. Door to entrance hall.

Sitting Room 15'8" x 14'5" (4.80m x 4.40m)

Beautifully presented living room with window overlooking front aspect and French doors leading to rear garden. Contemporary wall mounted inset fireplace. Carpeted underfloor heating. Radiator. Door to entrance hall.

Study 8'6" x 7'10" (2.60m x 2.40m)

With window overlooking rear aspect. Offering a variety of uses. Carpeted underfloor heating. Radiator. Door to entrance hall.

Utility Room 9'6" x 5'10" (2.90m x 1.80m)

Fitted with a range of contemporary eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Half glazed door to side garden. Door to entrance hall.

Cloakroom

Contemporary white suit comprising low level, concealed cistern, W.C., and wall mounted hand basin with mixer tap over and built-in storage drawer under. Attractively tiled. Door to entrance hall.

Landing

Doors to all bedrooms and bathroom. Built-in storage cupboard. Stairs to ground floor.

Master Bedroom 15'8" x 11'5" (4.80m x 3.50m)

Well presented, spacious double bedroom with dual aspect windows. Radiator. Doors to en suite and landing.

En Suite

Contemporary en suite with white suite comprising low level, concealed cistern, W.C., wall mounted double hand basins with mixer taps over and built-in storage, touchless lighting with drawers under, Generous walk-in shower with rainfall ceiling mounted shower. Attractively tiled throughout. Ladder style radiator. Door to Master Bedroom.

Bedroom 2 13'9" x 13'5" (4.20m x 4.10m)

Spacious double room with dual aspect windows. Radiator. Door to landing.

Bedroom 3 11'9" x 11'1" (3.60m x 3.40m)

Spacious bedroom with windows to the rear and side aspect.. Radiator. Door to landing.

Bedroom 4 13'5" x 7'6" (max) (4.10m x 2.30m (max))

Spacious bedroom with window overlooking front aspect. Built-in storage cupboard. Radiator. Door to landing.

Bathroom 8'6" x 7'10" (2.60m x 2.40m)

Contemporary bathroom with low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage drawer with touchless lighting mirror. Beside is a panelled bath with wall mounted shower over. Attractively tiled throughout. Obscured window. Door to landing.

Outside - Front

Expansive block paved driveway providing ample off road parking. Access to garage. Access gate to rear garden. Mature shrub and tree planted boundaries.

Outside - Rear

Enclosed rear garden with patio areas. Faux grass with planted borders with some mature shrubs. Further seating area to side of house with pergola entrance. Timber shed. Access door to garage.

Double Garage

Accessed via driveway with up and over door.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 159 SQM

Parking – Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

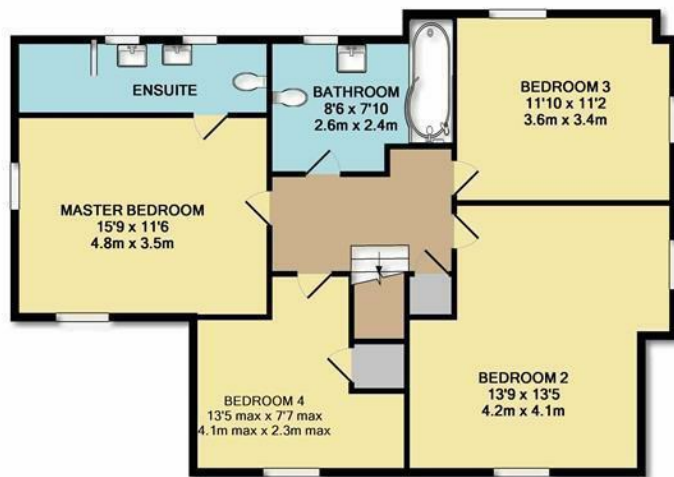
Broadband Type – Superfast available, 62Mbps download, 19Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

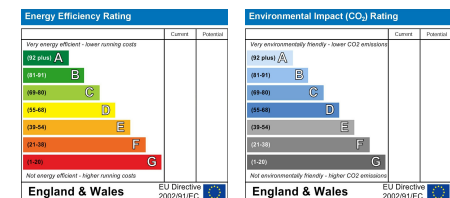
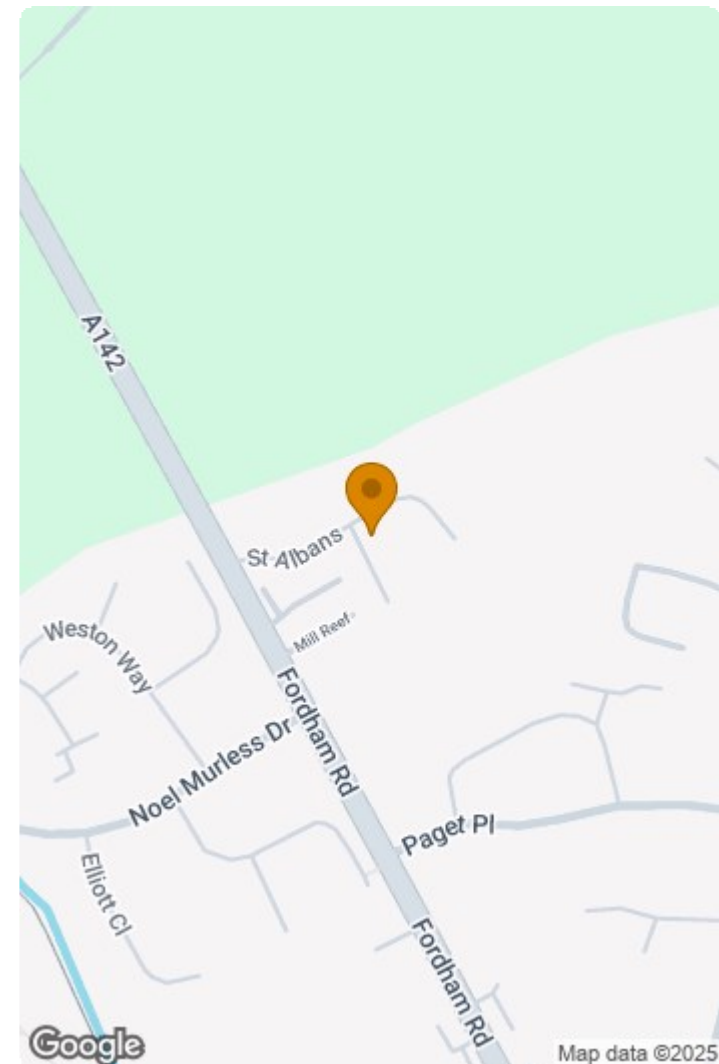


GROUND FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 838 SQ.FT.
(77.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1701 SQ.FT. (158.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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