



**Sharmans Road, Fordham CB7 5LF**

**Guide Price £485,000**



## Sharman's Road, Fordham CB7 5LF

A superb detached family home set in the heart of this thriving village and enjoying a lovely and fully enclosed garden.

Rather deceptive and offering generous size rooms throughout, this property boasts accommodation to include entrance hall, kitchen/dining room, L shaped living room, study, four bedrooms (ensuite shower to master and Juliet balcony ) and a family bathroom.

Externally the property offers an extensive driveway providing parking for several vehicles and integral garage.

Viewing highly recommended.

### Entrance Hall

Light, spacious entrance hall with wood flooring. Doors to kitchen/dining, living room, study, cloakroom and garage. Understairs cupboard. Radiator. Stairs to first floor.

### Kitchen/Dining Room 16'0" x 9'10" (4.90m x 3.00m)

Modern kitchen with a range of matching eye and base level cupboards with granite work top over. Inset ceramic 1 1/2 bowl sink and drainer with mixer tap over. Integrated dishwasher. Integrated double oven with gas hob and extractor above. Space and plumbing for washing machine. Space for American style fridge freezer. Tiled floor. Radiator. Dual aspect windows. Door to entrance hall.

### L-Shaped Living Room 19'11 x 20'2 (6.07m x 6.15m)

Spacious, light living room, feature fireplace, fitted with a gas fire, with ornate wood surround and stone hearth. Radiators. Dual windows to rear garden. French doors leading to patio area. Door to entrance hall.

### Study 11'1" x 6'2" (3.40m x 1.90m)

Generous study with window to side aspect. Radiator. Door to entrance hall.

### Cloakroom

Modern white suite comprising low level W.C. and pedestal hand basin. Radiator. Door to entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

### Master Bedroom 12 x 14'10 (3.66m x 4.52m)

Spacious double bedroom with doors leading to Juliet balcony overlooking rear aspect. Radiator. Doors to en suite and landing.

### En Suite 8'4" x 4'2" (2.56m x 1.29m)

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower cubicle with wall mounted shower. Attractively tiled to wet areas. Tiled flooring. Obscured window. Door to Master bedroom.

### Bedroom 2 21'11" x 10'9" (6.70m x 3.30m)

Spacious double bedroom with window to front aspect. Radiator. Door to landing.

### Bedroom 3 13'5" x 9'6" (4.10m x 2.90m)

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

### Bedroom 4 10'5" x 5'2" (3.20m x 1.60m)

Double bedroom with window to rear aspect. Built-in mirror fronted wardrobes. Radiator. Door to landing.

### Bathroom 7'8" x 5'6" (2.36m x 1.70m)

Modern white suite comprising low level, concealed cistern, W.C., wall mounted hand basin and panelled bath with shower over. Tiled to wet areas. Linoleum tile effect flooring. Radiator. Obscured window. Door to landing.

### Outside - Front

Generous gravelled driveway leading to garage with roller door. Paved area to front of garage and pathways leading to access gates to the rear. Some mature to shrub planting to boundaries.

### Outside - Rear

Well maintained enclosed garden, mainly laid to lawn with established planted areas. Patio area to rear of the house. Access gates to the front.

### Garage 10'8" x 13'0" (3.27m x 3.97m)

With door to entrance hall.

### 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 - 135 SQM

Parking – Driveway & 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

### Fordham

Fordham, located in the Newmarket district of Suffolk, England, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as a primary school, pub, and community hall. Nestled approximately 5 miles from Newmarket town centre, Fordham offers easy access to larger retail and entertainment options. Additionally, it is about 15 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations.

GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.

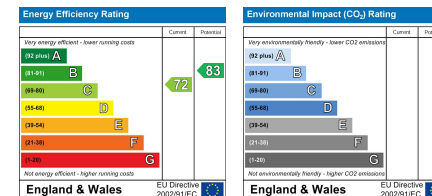
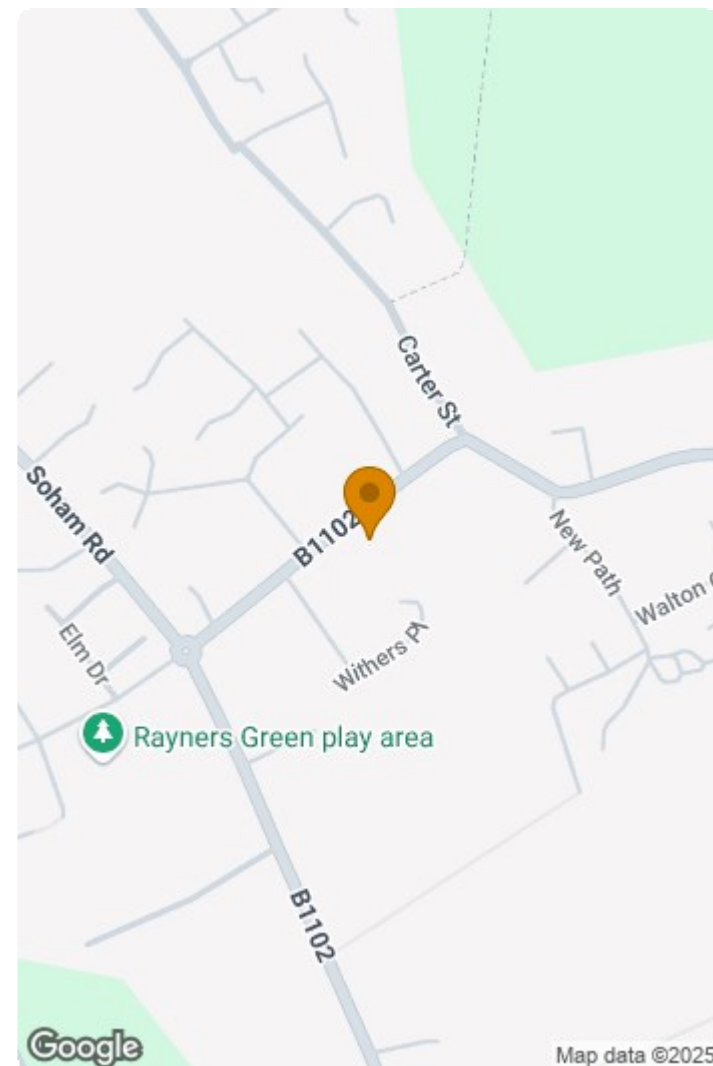
1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (175.0 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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