



Fordham Road, Newmarket, CB8 7AJ

CHEFFINS

Fordham Road

Newmarket,
CB8 7AJ

 4  2  3

Guide Price £550,000

- Extended Detached House
- 4 Bedrooms - 1 Ensuite
- 3 Reception Rooms
- Excellent Presentation
- Double Garage & Driveway
- Part Walled Garden

A sympathetically extended modern 4 bedroom detached house with 3 reception rooms and 4 bedrooms with 1 ensuite standing in a sought after non-estate location North of the town centre. The property is very well presented throughout and benefits from a double aspect sitting room and separate family room, an attractive sun room and a double garage. A particular feature is the attractive part walled and enclosed rear garden.





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE PORCH

with tiled flooring.

HALLWAY

with stairs leading to the first floor.

CLOAKROOM

with low level WC, hand basin, tiled flooring.

LIVING ROOM

A double aspect room with a bow window to the front aspect, fireplace with flame effect gas fire, door leading to the garden.

DINING ROOM

with a serving hatch.

KITCHEN

with a range of fitted base and wall mounted cupboards, integrated eye level Neff oven and grill, 4 ring ceramic hob with extractor hood over, integrated dishwasher, breakfast bar.

UTILITY ROOM

with a range of fitted base and wall mounted cupboards, sink.

SIDE LOBBY

with tiled flooring, leading to the garage and sun room.

SUN ROOM

an attractive double aspect room with tiled flooring, pair of French doors leading to the rear garden.

FAMILY ROOM

a double aspect room.

FIRST FLOOR**LANDING**

with airing cupboard.

BEDROOM 1

with built-in wardrobes.

ENSUITE BATHROOM

with a bath, hand basin, concealed cistern low level WC.

BEDROOM 2**BEDROOM 3****BEDROOM 4**

with built-in wardrobes.

SHOWER ROOM

with a shower cubicle, hand basin, concealed cistern low level WC.

OUTSIDE

To the front of the property are attractive gardens with established shrubs and flower borders, a pathway leads to the front entrance door. To the right is a double driveway laid to shingle with access to a double garage.

To the rear of the property is a delightful part walled garden laid to lawn with a wealth of established trees and shrubs and a paved patio area.

DOUBLE GARAGE

with 2 electrically operated metal up and over doors to the front, integral door leading to the side lobby.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,746

Parking - Double Garage and Driveway

Heating sources - Gas fired boiler with radiators

Restrictions - The property is located within a private road. There is an ad hoc arrangement for maintenance, agreement between neighbours. Current vendor has contributed twice during their 26 year ownership.

For more information on this property, please refer to the Material Information brochure that can be found on our website.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

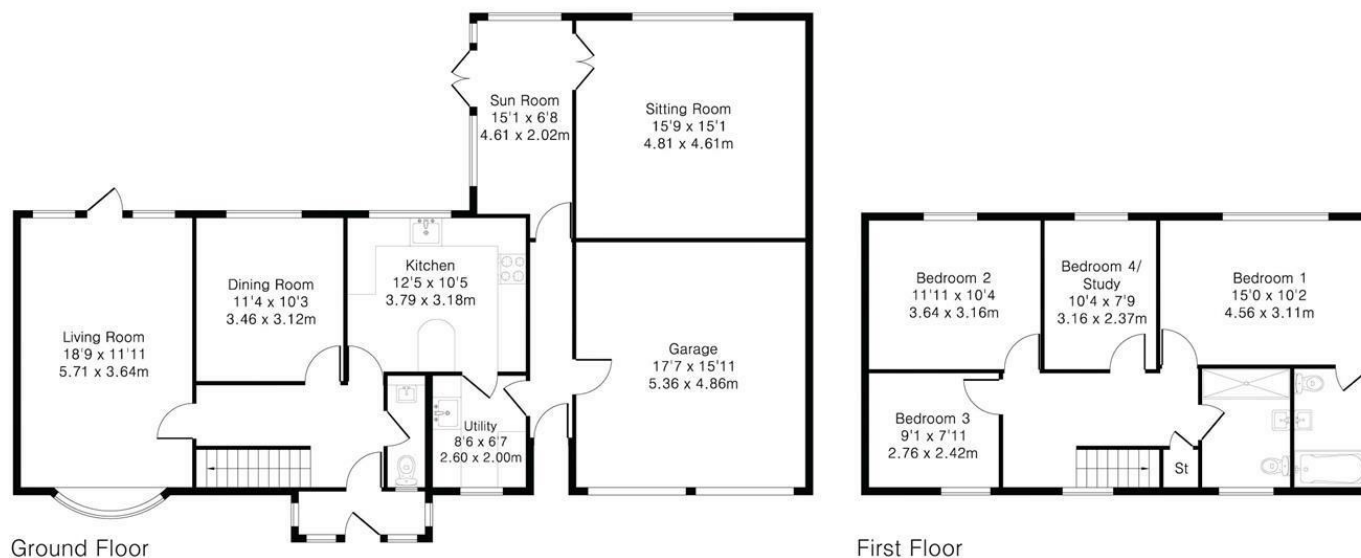


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 Local Authority - West Suffolk





Approximate Gross Internal Area 1746 sq ft – 162 sq m
Ground Floor Area 1092 sq ft – 101 sq m
First Floor Area 654 sq ft – 61 sq m
Garage Area 272 sq ft – 25 sq m



Black Bear Court High Street, Newmarket, CB8 9AF
01638 663228 | newmarket@cheffins.co.uk | cheffins.co.uk

