



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

12 Collins Hill, Fordham, CB7 5PA

A beautifully presented extended and improved 4 bedroom detached bungalow attractively situated in a non-estate location close to the village church. The property has been sympathetically extended and benefits from an open plan vaulted hallway, sitting room and separate dining area, a large well equipped fitted kitchen/breakfast room and a study. Additional features include a master bedroom with ensuite shower room, 3 further double bedrooms, a family bathroom and a long rear. Viewing is essential to appreciate the size and presentation of the property.

£500,000

- Individual Detached Bungalow
- 4 Bedrooms - 1 Ensuite
- 3 Reception Rooms / Areas
- Fitted Kitchen / Breakfast Room
- Gas Central Heating
- Double Glazing
- Non-Estate Location

FORDHAM

is a popular village located between Newmarket and Ely offering good access to the A14 /M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, public houses and restaurants, a garage and a garden centre.

ACCOMMODATION with approximate room sizes.

ENTRANCE PORCH

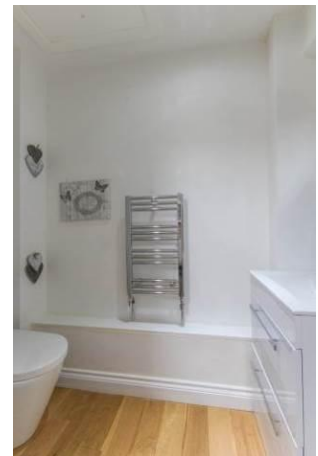
with part glazed entrance door, window to side aspect.

HALLWAY

20' 0" x 8' 10" (6.11m x 2.71m) open plan with sitting room with semi-vaulted ceiling, wall light points, 2 Velux windows to side aspect.

CLOAKROOM

with low level WC, hand basin with mixer tap and cupboard storage under, tiled splashbacks, oak wood flooring, recessed ceiling spotlights, access to roof space, ladder style heated towel rail.





DINING ROOM

12' 5" x 10' 5" (3.80m x 3.19m) with opening from hallway, semi-vaulted ceiling, wall light points, window to rear aspect, pair of French doors to side leading to the garden.



SITTING ROOM

20' 10" x 11' 9" (6.37m x 3.60m) with a vaulted ceiling, 2 radiators, recessed ceiling spotlights, 2 Velux windows to side aspect, further window to side.



STUDY

11' 8" x 8' 3" (3.58m x 2.53m) with access to roof space, recessed ceiling spotlights, radiator, window to rear aspect, pair of French doors leading to garden.



KITCHEN / BREAKFAST ROOM

18' 10" x 14' 10" (5.75m x 4.53m) with deep ceramic sink with mixer tap, solid oak worktops with tiled upstands, range of fitted base and wall mounted units, integrated eye level stainless steel oven and grill, dual fired "Leisure" Range (by separate negotiation), stainless style chimney style extractor hood, large oak breakfast bar with cupboard storage and seating, integrated dishwasher, space and plumbing for American style fridge/freezer, oak wood flooring, recessed spotlights and feature pendant lighting, 2 Velux windows, window to side aspect and door leading to garden.



UTILITY ROOM

6' 11" x 6' 8" (2.13m x 2.05m) with 1½ bowl ceramic sink and drainer with mixer tap, worktops and tiled upstands, range of fitted base and wall units, semi-vaulted ceiling, space and plumbing for washing machine, venting for tumble dryer, oak wood flooring, door to side aspect.

INNER HALLWAY

with recessed ceiling spotlights, access to roof space, radiator.





BEDROOM 1

13' 11" x 11' 5" (4.25m x 3.49m) with built in cupboard with gas-fired central heating boiler and hot water cylinder, recessed ceiling spotlights, radiator, window to front aspect.

ENSUITE SHOWER ROOM

with walk in shower area, hand basin with mixer tap and cupboard storage under, low level WC, recessed ceiling spotlights, tiled flooring, ladder style heated towel rail, extractor fan.



BEDROOM 2

14' 5" x 12' 10" (4.40m x 3.92m) with laminate flooring, radiator, window to rear aspect, wardrobes (by separate negotiation).

BEDROOM 3

12' 5" x 10' 4" (3.80m x 3.16m) with radiator, window to front aspect.

BEDROOM 4

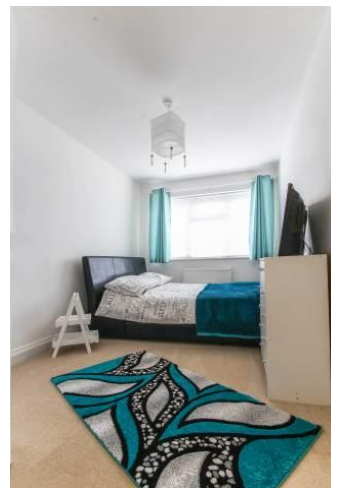
12' 10" x 7' 8" (3.92m x 2.36m) with radiator, window to rear aspect.

FAMILY BATHROOM

with a modern white suite comprising bath with mixer tap and shower attachment, tiled shower cubicle, hand basin with mixer tap and cupboard storage under, recessed ceiling spotlights, tiled flooring, ladder style heated towel rail, window to front aspect, opening leading to:

CLOAKROOM

with low level WC, radiator, tiled flooring, window to front aspect.



OUTSIDE

To the front of the property is a large shingled in and out driveway with a picket fence to the front and established shrub borders. A pedestrian side gate and picket fence lead to a shingled courtyard area approaching the entrance door to the side and with an outside light.



To the rear of the property is a long GARDEN in part laid to lawn with picket fencing, a paved area and large shingled area to the rear.





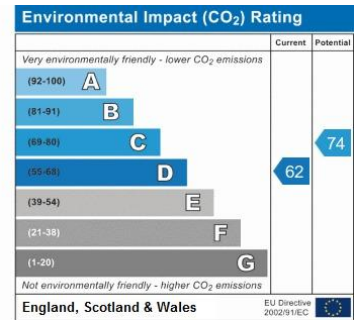
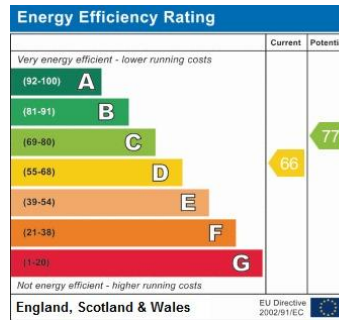
FLOOR PLAN

Not to scale, for guidance purposes only



Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.