King James Close, Fordham, CB7 5ZH

CHEFFINS

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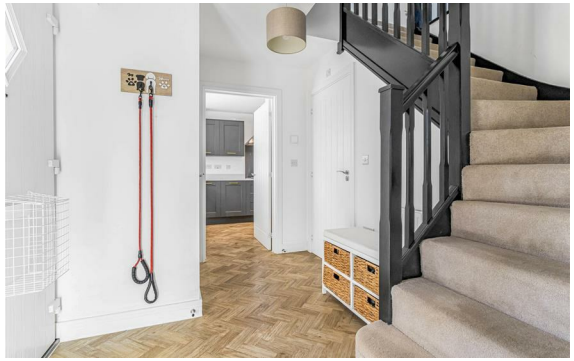
Fordham,
CB7 5ZH

4 2 2

Guide Price £495,000

- Modern Detached Family Home
- Over 1,200 sq ft of Well Presented Accommodation
- 4 Bedrooms - 1 Ensuite
- Superb Open Plan Kitchen/Dining/Family Room
- Dual Aspect Living Room
- Driveway & EV Charger
- Partially Converted Garage Offering Studio/Office Space
- Enclosed Landscaped Rear Garden

A beautifully presented modern detached family home situated in a cul-de-sac within the popular village of Fordham. Offering over 1,200 sq ft of accommodation, the property features a superb open plan kitchen/dining/family room, a spacious dual aspect living room, 4 bedrooms with 1 ensuite and a family bathroom. Additional benefits include a partially converted garage providing a versatile office/studio space, a landscaped rear garden and a driveway providing off-road parking.



LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/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, a church, public houses and restaurants, a garage and 2 garden centres.

ENTRANCE HALL
with front entrance door with glazed side screen, storage cupboard, stairs leading up to the first floor.

CLOAKROOM
with a concealed cistern low level WC, hand wash basin.

LIVING ROOM
A dual aspect room with a double glazed window to the front aspect, double patio doors opening onto the rear garden, built-in media wall with shelving.

KITCHEN/DINING/FAMILY ROOM
The kitchen comprises a range of base and wall mounted units with worktop surfaces over, inset sink, integrated appliances include an AEG double oven, a gas hob with extractor hood over and stainless steel splashback, fridge/freezer and washing machine, ceiling spotlights, double glazed window to the front aspect with fitted shutter blinds.

Open plan with the dining/family room with double patio doors opening onto the rear garden and a long double glazed window overlooking the garden.

FIRST FLOOR

LANDING
with a large storage cupboard.

BEDROOM 1
with a fitted double sliding door wardrobe, double glazed window to the front aspect with fitted shutter blinds.

ENSUITE SHOWER ROOM
with a shower cubicle, hand wash basin, concealed cistern low level WC, fully tiled walls and flooring, heated towel rail, double glazed window to the front aspect.

BEDROOM 2
with a fitted double sliding door wardrobe, double glazed window to the front aspect with fitted shutter blinds.

BEDROOM 3/DRESSING ROOM
Currently utilised as a dressing room with fitted open wardrobes and drawers, double glazed window to the rear aspect.

BEDROOM 4
with a double glazed window to the rear aspect.

BATHROOM
with a side panel bath with shower over, pedestal wash hand basin, concealed cistern low level WC, part tiled walls, tiled flooring, heated towel rail, double glazed window to the rear aspect.

OUTSIDE
The private rear garden is mainly laid to lawn with a large patio seating area, raised flower bed borders and gated side access.

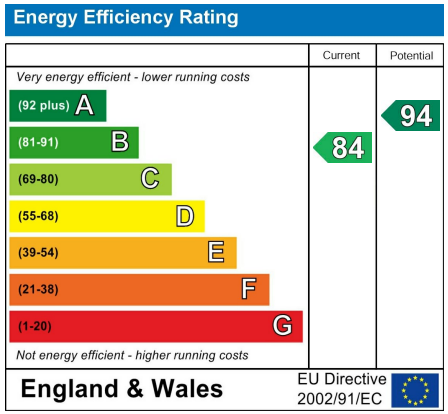
To the front of the property are lanscaped flower and shrub borders with fence boundary and paved pathways.

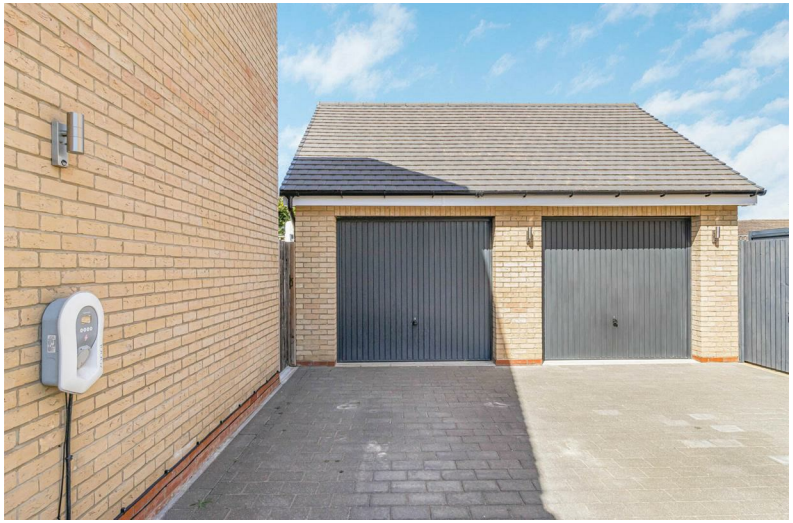
To the side is a block paved driveway providing off-road parking for 2 cars with an EV charging point.

STUDIO/OFFICE
Forming part of the garage which has been converted into a versatile space with access door, ceiling spotlights, LED shelving.

GARAGE
Partially converted into the studio with an up and over door to front providing storage space.

SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.





Guide Price £495,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambridgeshire

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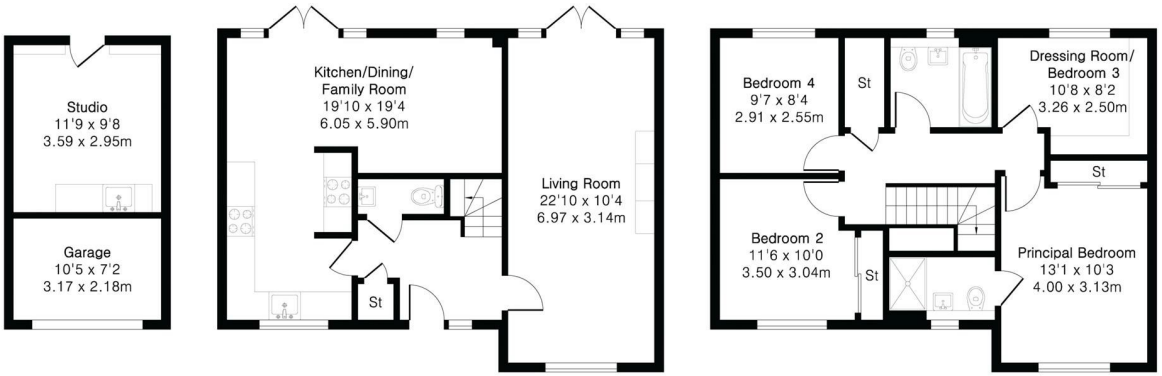
Approximate Gross Internal Area 1256 sq ft - 116 sq m
(Excluding Garage)

Ground Floor Area 628 sq ft – 58 sq m
First Floor Area 628 sq ft – 58 sq m
Garage Area 201 sq ft – 19 sq m



Garage Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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