



Carter Street, Fordham, Ely, Cambridgeshire

Pocock + Shaw

142 Carter Street
Fordham
Cambridgeshire
CB7 5JU

A modern 4 bedroom detached house standing in a corner plot, approached via a private road and with exceptional views to the rear over farmland. The house is presented in excellent condition throughout and benefits from a large double aspect living room, a superb open plan fitted kitchen/dining room and a generous entrance hall and first floor landing. Features include a large master bedroom with an ensuite shower room, an open attic with potential for conversion (subject to planning) and a garage and a spacious driveway. NO CHAIN.

Guide Price £510,000



Location The village of Fordham lies some 5 miles north of Newmarket, renowned as the British Headquarters of horse racing offering an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge and Ely just 12 miles away.

Accommodation

Entrance hall with a part glazed door, stairs leading to the first floor, under stair cupboard.

Cloakroom with hand basin with storage under, low level WC and tiled flooring.

Living room a well proportioned double aspect room with a feature electric fireplace and stone hearth.

Kitchen/dining room an exceptional room with a range of modern fitted base and wall mounted units, integrated eye level stainless steel oven and grill, 4 ring induction hob and bespoke extractor hood over, inset sink and drainer, wood effect veneered worktops and upstands, tiled splash backs, integrated fridge and freezer, under unit feature lighting, tiled flooring, recessed ceiling lighting, door to the side and sliding patio door leading to the garden, tiled flooring.

Utility room with fitted base and wall mounted units, wood effect worktops with inset sink and tiled splash backs, wall mounted gas fired boiler, tiled flooring.

First floor landing with a wooden drop down ladder providing access to a large ATTIC SPACE (7.93m x 3.49m- 26'0" x 11'5"). An exceptional area with open trusses and significant potential for conversion into accommodation, subject to building constraints and obtaining planning permission.

Bedroom 1 with 2 double built in wardrobes.

Ensuite shower room with a walk in tiled shower cubicle, hand basin with storage under, concealed cistern low level WC, wall mounted mirror with integral down lighting, tiled flooring.

Bedroom 2 with a built in wardrobe with mirrored sliding doors, with aspect to the rear over open farmland.

Bedroom 3 with aspect to the rear over open farmland.

Bedroom 4 with aspect to the rear over open farmland.

Bathroom with bath with shower over. hand basin and low level WC, tiled flooring, airing cupboard with hot water cylinder, recessed ceiling lighting.

Outside The property stand in a private cul-de-sac of detached homes approached via an unadopted road owned in part by each of the 4 houses.

The house stands in a corner plot with a lawned garden and shingled parking area and a large block paved driveway leading to a GARAGE (5.32m x 2.95m -17'5" x 9'8") with a metal up and over door, light and power, attic storage and a part glazed pedestrian door leading to the garden.

A gated side access leads to rear garden laid to lawn with a paved patio, timber decking with a timber shed and superb far reaching views over farmland.

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 17Mbps, Superfast 245Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available. EPC: C

Council Tax E East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS

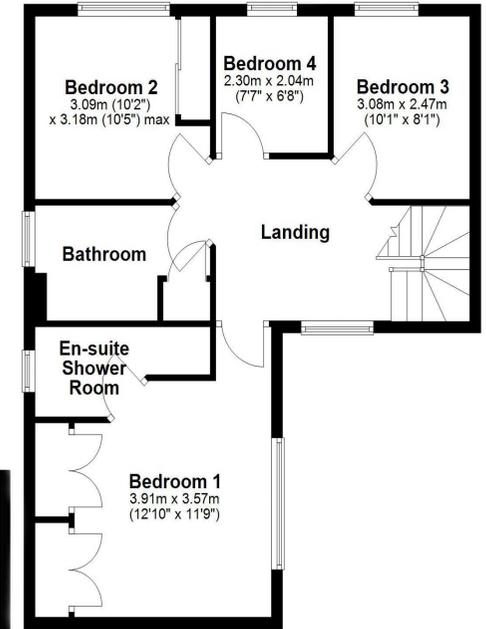




Ground Floor
Approx. 77.3 sq. metres (832.4 sq. feet)

Total area: approx. 105.1 sq. metres (1131.1 sq. feet)

First Floor
Approx. 0.1 sq. metres (0.8 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

