



Mildenhall Road, Fordham, CB7 5NT

**CHEFFINS**

# Mildenhall Road

Fordham,  
CB7 5NT

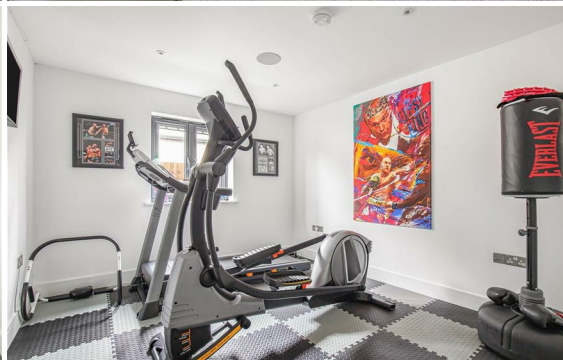
- Modern Well Presented Home
- 4 Bedrooms – 1 with Dressing Room & Ensuite
- Open Plan Kitchen/Dining Room
- Over 1,700 sq ft of Accommodation
- Large Gated Driveway
- Landscaped Rear Garden
- Ground Floor Underfloor Heating
- Air Conditioning
- NO CHAIN

A well presented modern detached property offered with NO CHAIN benefiting from over 1,700 sq ft of accommodation and set within the popular village of Fordham. Features include a large open plan kitchen/dining room, a separate living room, 2 ground floor bedrooms and 2 further first floor bedrooms. Externally boasting ample off-road parking, a landscaped rear garden and a detached garage/summerhouse. Viewing Recommended.

 4  2  1

Offers In Excess Of





## 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 a composite glazed entrance door, underfloor heating, storage cupboard.

**LIVING ROOM**

A dual aspect room with double glazed windows to the front and side aspects with bespoke fitted blinds, a feature media wall with a glass electric fireplace and recessed shelves with lighting, air conditioning unit, underfloor heating, recessed ceiling spotlights, stairs to the first floor with built-in lighting.

**KITCHEN/DINING ROOM**

An open plan room with a beautiful fitted kitchen with a set of bi-folding double glazed doors opening onto the rear garden patio, wood effect tiled flooring with underfloor heating, air conditioning unit and recessed ceiling spotlights.

The kitchen comprises a range of modern wall and base units with a central island breakfast bar, granite worktops and splashbacks, under cupboard lighting, a ceramic double sink basin with a mixer tap and integrated appliances including a fridge/freezer, dishwasher and a range cooker with a gas hob and extractor hood over.

**UTILITY ROOM**

with a range of base and wall mounted units, granite worktops and splashbacks, inset sink basin with a mixer tap, an integrated washing machine and tumble dryer, wood effect tiled flooring with underfloor heating, composite glazed stable door and window to the side aspect.

**BEDROOM 3**

A double sized bedroom with a vaulted ceiling, a large double glazed window, air conditioning unit, underfloor heating, wall lighting and a door into the family bathroom.

**BEDROOM 4**

A double sized bedroom (currently utilised as a gym) with recessed ceiling spotlights, underfloor heating and a double glazed window to the side aspect.

**FAMILY BATHROOM**

A modern suite comprising a concealed cistern low level WC, twin wash vanity hand basins with mirrors over, a freestanding deep set bath with a handheld shower attachment, a large walk-in walled rainfall shower with a rainfall shower, two wall-mounted cabinets, wood effect tiled flooring with underfloor heating, tiled walls, recessed ceiling spotlights, a double glazed window to the side aspect.

**FIRST FLOOR****LANDING**

with an airing cupboard.

**BEDROOM 1**

A generous sized room with a vaulted ceiling, Juliet balcony overlooking the rear garden with side screen windows, a Velux window, air conditioning unit, radiator, recessed ceiling spotlights and a door into the dressing room.

**DRESSING ROOM**

with a Velux skylight window and a door to the ensuite shower room.

**ENSUITE SHOWER ROOM**

with a concealed cistern low level WC, vanity wash hand basin with a mirrored cabinet above, a glass shower cubicle with a rainfall shower, a vaulted ceiling, a Velux window, wood effect tiled flooring, tiled walls, a heated towel rail and recessed ceiling spotlights.

**BEDROOM 2**

A double sized bedroom with a vaulted ceiling, two Velux windows, two radiators, wall lighting and recessed ceiling spotlights.

**OUTSIDE**

To the front of the property is a set of double gates that open onto a large driveway providing off-road parking for multiple vehicles.

To the rear of the property is newly laid block paving with a large patio seating area and a landscaped lawned area. At the rear of the garden is an area laid to shingle ideal for further parking/storage area.

**GARAGE/SUMMER HOUSE**

with two sets of double doors for both vehicular and pedestrian access, and wooden fencing to the perimeter.

**SALES AGENTS NOTES**


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









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 		



Offers In Excess Of £550,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambridgeshire





Total floor area 159.0 sq.m. (1,711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



[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.

