



Frowd Close, Fordham, Ely, Cambridgeshire

Pocock + Shaw

5 Frowd Close  
Fordham  
Ely  
Cambridgeshire  
CB7 5NE

A modern 3 bedroom detached house standing in sought after private cul-de-sac of only 9 homes in a sought after village location. The property has been updated and improved and benefits from a well equipped fitted kitchen and dining room, a ground floor cloakroom and 3 double bedrooms with 1 en-suite. Features include a garage, enclosed garden and a conservatory.

Guide Price £420,000



**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 entrance door, stairs leading to the first floor, wood effect flooring.

**Cloakroom** with a hand basin and low level WC, wood effect flooring.

**Living room** with a window to the front aspect and a door leading to the dining area.

**Kitchen/dining room** with recently fitted modern kitchen with a range of base and wall mounted units, worktops with inset sink and drainer and professional style mixer tap, integrated oven and grill with 4 burner gas hob and extractor hood over, integrated dishwasher, fridge and freezer, wood effect flooring recessed ceiling lighting, sliding patio door leading to the conservatory.

**Conservatory** a triple aspect room with aspect over the rear garden.

### First floor landing

**Bedroom 1** with a dormer window to the front aspect.

**Bedroom 2** with window to the front aspect.

**En-suite shower room** recently refurbished with a corner tiled shower cubicle, hand basin with storage under, low level WC, wood effect flooring, recessed ceiling lighting.

**Bedroom 3** with a window to the rear aspect.

**Bathroom** recently refurbished with a modern white suite comprising a bath with shower over, contemporary style hand basin and low level WC, wood effect flooring, recessed ceiling lighting.

**Outside** The property stands in a private cul-de-sac of only 9 detached homes in a sought after location within the village. To the front is an open plan garden with an area of lawn and a block paved driveway. A GARAGE with an up and over door to the front, light and power and a part glazed door to the rear.

An enclosed rear garden benefits from an area of lawn, a large paved patio and raised shrub beds. A public footpath at the side of the house provides good access to the church and the village school.

**Tenure** The property is freehold.

**Services** Mains water, gas, drainage and electricity are connected.

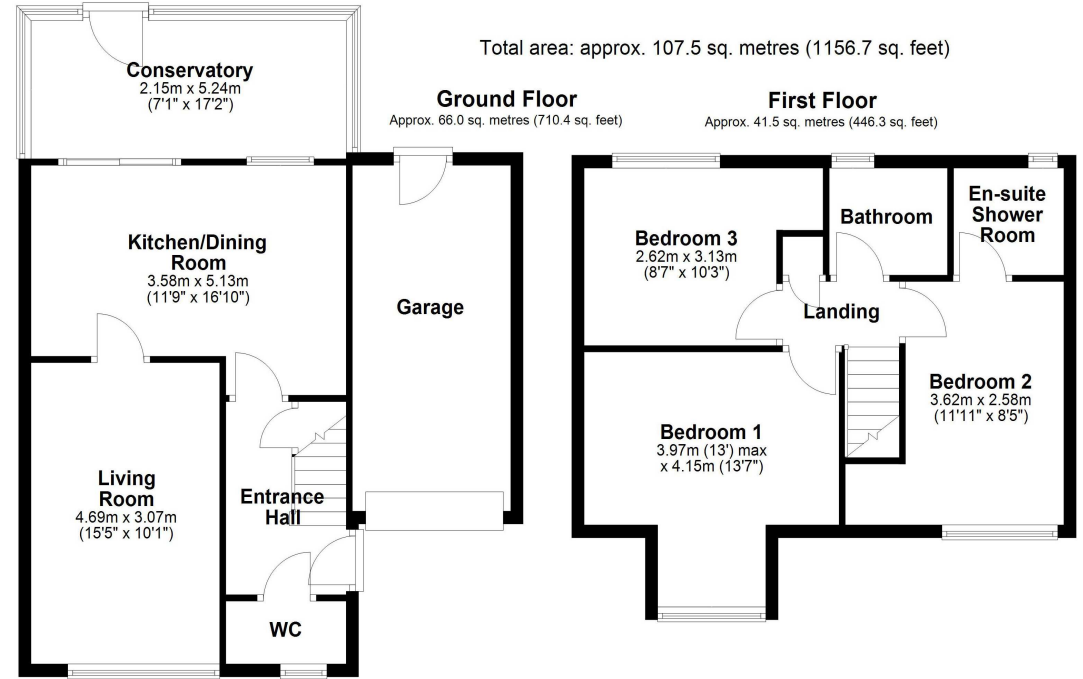
The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Superfast 80Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by BT and Sky carriers available. EPC: D

**Council Tax** D East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





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

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