



**45 Mildenhall Road,
Fordham**

**DAVID
BURR**



45 Mildenhall Road, Fordham, Ely, Cambridgeshire, CB7 5NW

The Cambridgeshire village of Fordham lies approximately 5 miles from the renowned horse racing town of Newmarket and 16 miles from the university city of Cambridge. The village boasts many amenities including a Church, primary school, various pubs & restaurants, two village stores, a barbers, a fuel station and a stunning nature reserve.

An immaculately presented, high specification and spacious four-bedroom family home. The property enjoys a modern finish throughout consisting of an entrance hall, kitchen/breakfast room, sitting/dining room, cloakroom, family bathroom and four bedrooms. Two of these bedrooms enjoy an en-suite. Externally enjoying gated off street parking, a single garage and a well presented and low maintenance front and rear garden.

A spacious, immaculately presented four-bedroom family home in the ever-popular Cambridgeshire village of Fordham.

Ground Floor

ENTRANCE HALL A welcoming entrance with wood-effect flooring, useful utility cupboard, staircase rising to the first floor and doors leading to the principal reception rooms.

SITTING/DINING ROOM A superb dual-purpose reception room enjoying an abundance of natural light via a large rear-facing window and bi-fold doors opening onto the garden. Wood-effect flooring throughout and doors opening into the kitchen, creating an excellent entertaining space.

KITCHEN/BREAKFAST ROOM A contemporary kitchen fitted with an extensive range of high-gloss wall and base units beneath worktops incorporating a stainless-steel sink overlooking the front aspect. Integrated appliances include a dishwasher, washer/dryer, fridge/freezer, electric oven and four-ring gas hob with extractor above. Doors connect seamlessly with the dining area.

CLOAKROOM Fitted with a WC and wash hand basin with wood-effect flooring.

First Floor

LANDING With useful storage cupboard, staircase rising to the second floor and doors leading to:

BEDROOM 2 A generous double bedroom overlooking the rear garden, complete with fitted wardrobes and an en-suite shower room comprising a large shower enclosure, WC, wash hand basin and side window.

BEDROOM 3 A comfortable double bedroom enjoying a front aspect.

BEDROOM 4 A well-proportioned fourth bedroom overlooking the front.

BATHROOM Partly tiled and fitted with a panelled bath, WC, wash hand basin and rear-facing window.

Second Floor

LANDING With useful eaves storage and Velux window.

BEDROOM 1 An impressive principal bedroom featuring fitted wardrobes, rear-facing Velux windows and an en-suite shower room comprising a large shower enclosure, WC and wash hand basin.

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Outside

The property is approached via a paved pathway with attractive lawned frontage enclosed by railings. A driveway extends to the side of the property, passing through electric gates to a single garage, fitted with an electric roller door, power and lighting.

The enclosed rear garden has been designed with ease of maintenance in mind, offering a paved terrace ideal for outdoor entertaining, with the remainder laid to lawn.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND D. (£2,485.18 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS teams.used.denoting

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



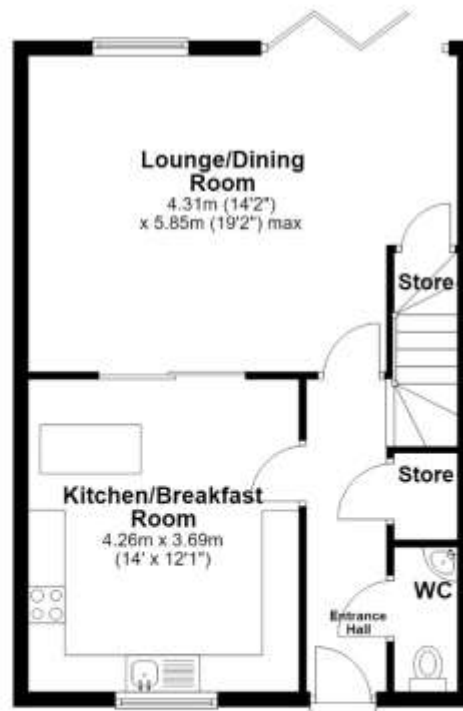
Second Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



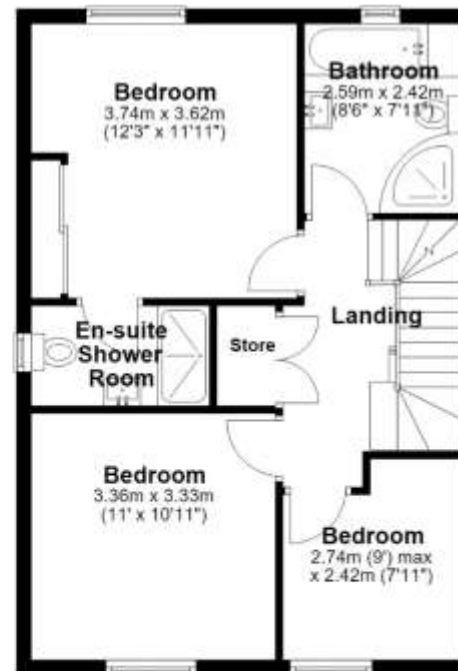
Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



Outbuilding

Approx. 18.2 sq. metres (196.0 sq. feet)



Total area: approx. 147.1 sq. metres (1583.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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