



MILL LANE | FORDHAM

*Detached Family Home in a Popular Village Location*



## MILL LANE | FORDHAM

£1,600 Per Month

### FEATURES

- Easy Access to USAF MILDENHALL & LAKENHEATH
- Double Garage
- Off Road Parking
- 3 En-suite Bedrooms
- Gas Central Heating
- EPC B
- Available Beginning September
- Walking distance to village shops & primary school

### DESCRIPTION

A modern and spacious 3 bedroom detached house set in a peaceful location within the sought after village of Fordham. The property benefits from 3 double bedrooms all with en-suites, downstairs WC, large living/dining room and kitchen with separate utility, study/bedroom 4. Outside there is a fully enclosed rear garden with access to a double garage, as well as further off road parking. EPC - B. Gas central heating.

The well-served village of Fordham is located between Newmarket and Ely offering good access to the A14/M11. The village benefits from a convenience store, parish church, a highly regarded primary school, two public houses, beauty salon, vehicle repair garage, petrol station, butchers, restaurants and two garden centres.

### ACCOMMODATION

#### Entrance Hall

Spacious entrance hall with stairs leading to the first floor.

#### Lounge/Dining Room 22'4" x 11'2" (6.83m x 3.42m)

Large room with double aspect windows and sliding doors leading to the rear garden.





**Kitchen/Breakfast Room 12'3" x 12'2" (3.74m x 3.72m)**

Fully fitted kitchen with a range of wall and base units. Integrated appliances include oven, hob, microwave and space with plumbing for a dishwasher. Door to rear garden and window to rear aspect.

**Utility Room 6'9" x 8'10" (2.06m x 2.70m )**

Wall units with space under a counter for washing machine/dryer.

**Study/Bedroom 4 8'0" x 7'0" (2.44m x 2.15m)**

Window to front aspect.

**Master Bedroom 14'4" x 11'4" (4.38m x 3.46m)**

Dual aspect windows to front and side.

**En-suite Bathroom**

Panel bath with shower over, low level WC and hand wash basin with vanity unit. Part tiled walls and tile effect flooring. Window to front aspect.

**Bedroom 2 11'1" x 10'8" (3.40m x 3.27m)**

Window to rear aspect.

**En-suite Shower Room**

Shower cubicle, low level WC, hand wash basin with vanity unit, part tiled walls and tile effect flooring. Window to rear aspect.

**Bedroom 3 10'4" x 10'1" (3.17m x 3.08m)**

Window to rear aspect.

**En-Suite Shower Room**

Shower cubicle, low level WC, hand wash basin with vanity unit. Part tiled walls and tile effect flooring.

**Outside**

Fully enclosed rear garden mainly laid to lawn, with gate to the parking area. Double Garage.















GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.8 SQ.M.)

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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

