



**12 New Path**  
**Fordham, CB7 5JX**  
**£475,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## 12 New Path, Fordham CB7 5JX

An individually built detached modern family home standing within the heart of this thriving and well served village.

Well presented and tastefully decorated throughout, this property boasts accommodation to include entrance hall, living room, kitchen/dining room, cloakroom, four bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed mainly south facing garden, integral garage and ample parking.

### Entrance Hallway

5'8" x 5'8"

With doors leading to living room and Cloakroom.

### Cloakroom

Low level WC. Feature wash hand basin with built-in wooden cabinet under.

### Living Room

21'1" x 10'9"

Fireplace with multi fuel burner and brick hearth. Staircase leading to first floor. Large bay window to front aspect and window to rear.

### Kitchen/Dining Room

10'4" x 16'5"

Fitted with a range of matching eye and base level cupboards with work top surfaces over. Sink and drainer with mixer tap over. Integrated double oven, induction hob with extractor hood over. Integrated fridge and dishwasher. Oak & marble free standing island unit. Cupboard housing hot water cylinder, plumbing and electric for washing machine and tumble dryer. Door to garage. Doors leading to rear garden.

### First Floor Landing

Doors leading to all bedrooms and bathroom. Storage cupboard. Velux window.

### Master Bedroom

12'1" x 10'4"

Window to front aspect and door leading to:

### En-Suite

Three piece suite comprising of low level WC, hand basin and double shower cubicle. Heated towel rail. Obscured window.

### Bedroom 2

10'2" x 10'8"

Window to rear aspect.

### Bedroom 3

10'5" x 9'4"

Window to front aspect.

### Bedroom 4

8'3" x 8'9"

Window to rear aspect.

### Bathroom

Three piece suite comprising of low level WC, pedestal handbasin and panelled bath with shower over. Heated towel rail and obscured window to front aspect.

### Integral Garage

18'9" x 8'6"

With an electric roller shutter door. Door to kitchen. Boiler.

### Outside - Front

Paved driveway providing parking for three vehicles. Gated pedestrian access to rear garden.

### Outside - Rear

Delightful rear garden, mature flowerbeds, wildlife pond, patio and 12'x8' shed/workshop

### Location

Fordham, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as a primary school, pub, and community hall. Nestled approximately 5 miles from Newmarket town centre, Fordham offers easy access to larger retail and entertainment options. Additionally, it is

about 15 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations.

### Property Details

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambridgeshire)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 153 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Ultrafast available,

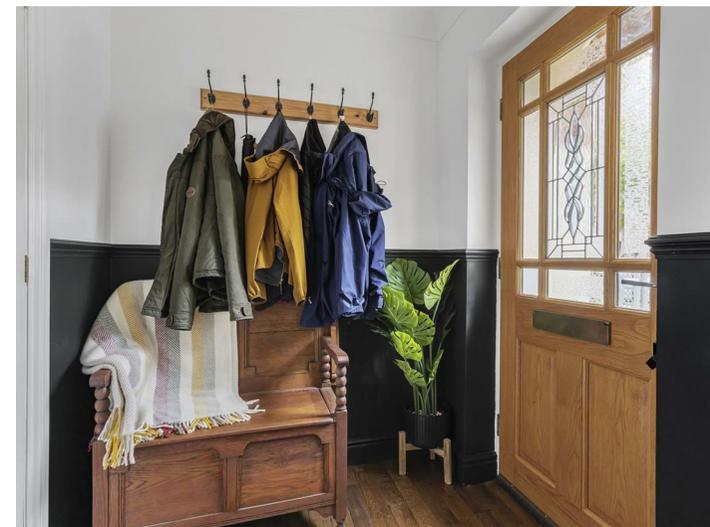
1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage - Ofcom advise good

on all networks

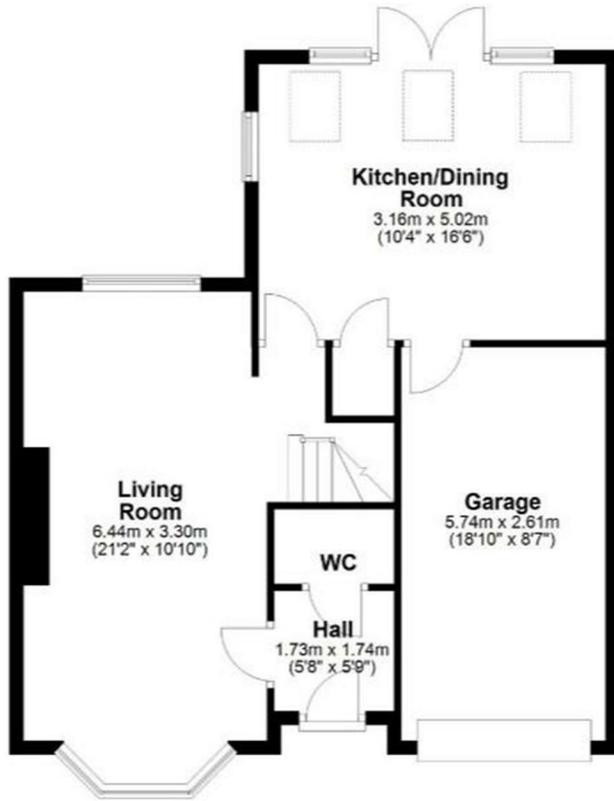
Rights of Way, Easements, Covenants - None

that the vendor is aware of



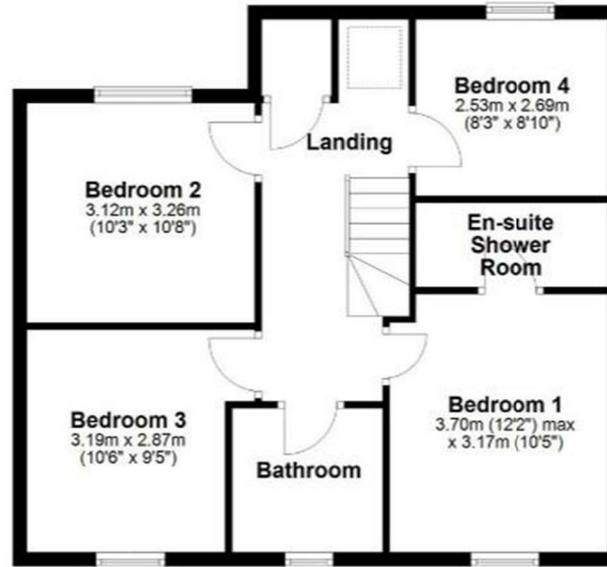
### Ground Floor

Approx. 93.5 sq. metres (1006.4 sq. feet)



### First Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



Total area: approx. 153.2 sq. metres (1649.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
72	81
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



