



New Path, Fordham CB7 5JX

Guide Price £325,000

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A very well presented semi detached home in this quiet cul de sac in the heart of the popular village of Fordham.

Fordham has a range of shops, pubs and restaurants, a primary school, two garden centres and so much more.

Accommodation comprises of an entrance hall, groundfloor WC, living room, kitchen/diner, three bedrooms and a refitted, stylish bathroom. High quality fittings and oak doors throughout.

Outside, there is an enclosed rear garden with a patio and oak framed pergola plus a further smaller patio to catch the last of the sun. To the front there is a garage and additional off road parking.

No upward chain.

Entrance Hall

With doors leading to the living room and cloakroom.

Living Room 14'9" x 14'5" (4.50m x 4.41m)

Well presented, spacious living room with a focal fireplace currently fitted with a wood burner stove with granite surround and oak mantel. Window to the front aspect. Stairs leading to the first floor landing. Radiator. Doors leading to the kitchen/diner and entrance .

Kitchen/Dining Room 14'9" x 9'6" (4.50m x 2.90m)

A bright and modern kitchen with a range of eye and base level cupboards (installed with carousel fittings) with worktop over. Double window to the rear aspect. Stainless steel sink with drainer and mixer tap. Space and plumbing for dishwasher. Integrated oven with inset gas hob and overhead extraction hood. Space for a fridge/freezer. Built in bin storage. Spacious dining area with french doors leading into the rear garden. Luxury LVT wood effect flooring. Radiator. Door leading to living room.

First Floor Landing

With doors leading to all bedrooms and family bathroom. Stairs leading to the living room.

Bedroom 1 11'6" x 8'1" (3.53m x 2.47m)

Featuring triple window to the front aspect. Built in wardrobes. Radiator. Door to the landing.

Bedroom 2 9'6" x 8'1" (2.90m x 2.47m)

Featuring a triple window to the rear aspect. Built in storage cupboards, with space and plumbing for washing machine. Radiator. Door to the landing.

Bedroom 3 8'5" x 6'3" (2.57m x 1.92m)

Featuring a double window to the front aspect. Radiator. Door leading to landing.

Bathroom

Opulent, contemporary white suite comprising of low level WC, vanity unit with inset hand basin, panelled bath with mixer tap and shower attachment and shower cubicle. Large heated mirror. Fitted with Corian countertops, shower walls and Hansgrohe taps and fittings. Ladder radiator. Obscured window to the rear aspect. LVT wood effect flooring. Door to the landing.

Garage

With up and over door leading to the driveway.

Outside - Front

Slate bed leading to the front door and access gate to the rear. Block paved driveway providing off road parking, leading to the garage.

Outside - Rear

Flagstone terrace to the rear of the house with french doors leading to the kitchen/dining room. Attractive timber framed pergola over, creating a wonderful social space. A lawned area beyond with planted borders to the edges with a variety of shrub and small tree planting. A further seating area to the rear. Access gate to the front.

PROPERTY INFORMATION

EPC - TBC

Tenure - Freehold

Council Tax Band - TBC

Property Type - Semi-detached House

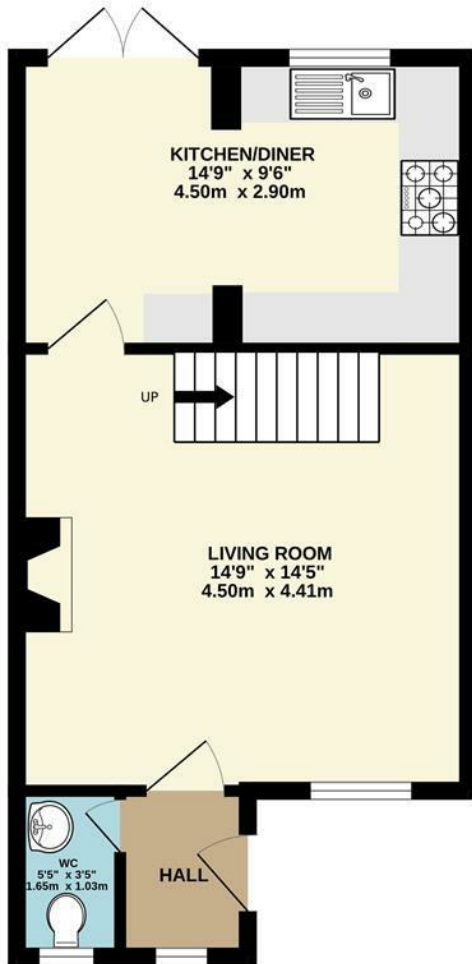
Property Construction – Standard

Number & Types of Room – Please refer to the floorplan
Square Meters -
Parking – Driveway and Garage
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 likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

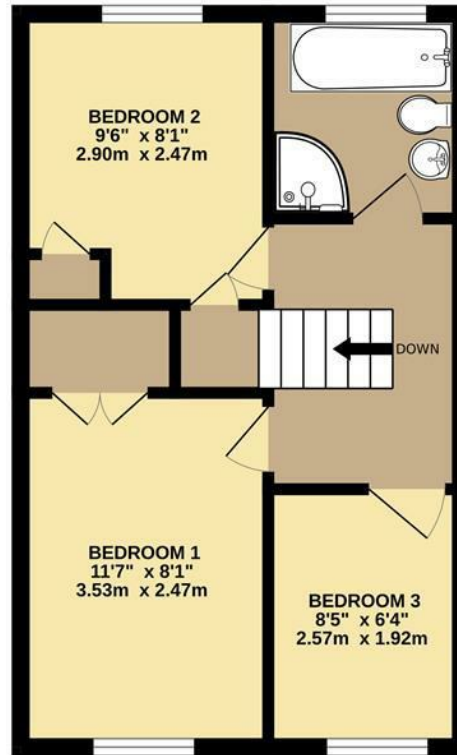
Location

Fordham, located in the Newmarket district of Suffolk, England, 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.

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

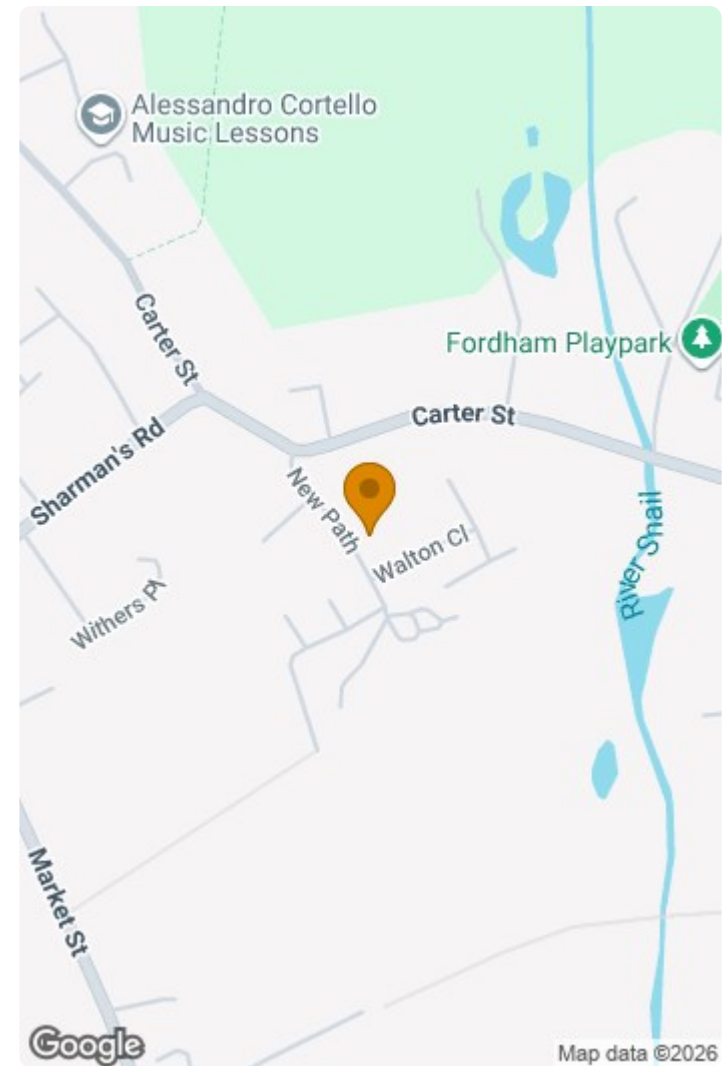


1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| Not energy efficient - higher running costs | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| Not environmentally friendly - higher CO ₂ emissions | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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