



**Hurts Croft, Fordham CB7 5NB**

**Offers Over £375,000**

**MA**  
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## Hurts Croft, Fordham CB7 5NB

**A modern and detached family home standing within a cluster of similar houses and set in a small quiet -cul-de-sac.**

**With light and airy rooms throughout, this property boasts accommodation to include two reception rooms, cloakroom, kitchen, FOUR bedrooms (ensuite to master) and a family bathroom.**

**Externally the property offers garage, off road parking and a fully enclosed rear garden.**

### Viewing Highly Recommended - NO CHAIN

#### Accommodation Details:

Half glazed front entrance door through to the:

#### Entrance Hall

With staircase rising to the first floor, storage cupboard, radiator and door through to the:

#### Living Room

19'6" x 11'7"

Good sized living room with open fireplace and bricked surrounding, TV connection point, two radiators, window to the rear aspect and sliding doors out to the front.

#### Dining Room

10'10" x 9'0"

With radiator and window to the front aspect.

#### WC

Low level WC, hand basin, radiator and window to the front aspect.

#### First Floor Landing

With access to the airing cupboard.

#### Master Bedroom

11'9" x 11'5"

Double bedroom with radiator, window to the front aspect and door through to the:

#### Ensuite

Three piece suite comprising a low level WC, pedestal hand basin, enclosed shower cubicle, part tiled walls and radiator.

#### Kitchen

10'9" x 9'7"

Modern kitchen fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with

mixer tap over. Space and plumbing for a cooker, fridge/freezer and washing machine. Tiled flooring, radiator, window and external door to the rear aspect.

#### Bedroom 2

9'10", 15'5" x 7'1"

With radiator and window to the rear aspect.

#### Bedroom 4

10'11" x 6'11"

With radiator and window to the rear aspect.

#### Bedroom 3

11'9" x 8'11"

With radiator and window to the front aspect.

#### Bathroom

11'9" x 8'11"

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower attachment, heated towel rail, tiled walls and flooring, obscured window to the front aspect.

#### Outside - Rear

Predominately laid to lawn with side pedestrian gate.

#### Outside - Front

Gravelled driveway leading to the garage. Lawn area with pathway towards the front entrance.

#### Garage

16'11" x 7'11"

Up and over garage door. Power and lighting.

#### Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 104 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise limited on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location – What 3 Words - shortens.basis.scream

#### 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.

GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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- Detached Family Home
- Spacious Accommodation Throughout
- Modern Fitted Kitchen
- Two Reception Rooms
- Four Bedrooms (Ensuite To Master)
- Enclosed Rear Garden
- Garage
- Set In Quiet Cul-De-Sac
- Sought After Village Location
- Viewing Highly Recommended



Energy Efficiency Rating	
Current	Potential
	84
68	

Very energy efficient - lower running costs

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

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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