Church Street, Fordham CB7 5NJ

Guide Price £750,000

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A unique opportunity to purchase a substantial detached family home with separate attached bungalow offering ideal space for multi generation living and set within the heart of this well served and popular village.

This impressive property boasts accommodation of around 3500 square foot and may need altering to suit each purchasers requirements. The extensive and very flexible accommodation includes comfortable and versatile space, boasting four/five reception rooms, five/six double bedrooms, four ensuites and the ability to use the attached bungalow in many different ways including potential income from Airbnb.

Externally the property is approached by a private and extensive driveway, delightful mature gardens offering a splendid addition to the property with bungalow also enjoying its own private garden area.

NO CHAIN

Entrance Hall
Capacious, light entrance hall with built-in storage cupboards. Doors leading to reception room, office, four bedrooms, bathroom and inner hall. Stairs leading to first floor.

Kitchen 12'11" x 7'3" (3.94m x 2.23m)
Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset hob and extractor above. Space and plumbing for washing machine. Space for fridge. Tiled splashbacks. Window to rear garden. Radiator. Arched opening to reception room.

Reception Room 12'11" x 12'2" (3.94m x 3.73m)
Light, spacious reception room with window rear aspect. Radiator. Arched opening to kitchen. Doors to bedroom 3 and entrance hall.

Master Bedroom 16'4" x 17'1" (4.99m x 5.22m)
Spacious, light double bedroom with window to front aspect. Radiator. Large built-in wardrobe. Doors to en suite and entrance hall.

En Suite 9'0" x 6'6" (2.76m x 2.00m)
Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over, panelled bath and walk-in shower cubicle with wall mounted shower. Obscured window. Tiled throughout. Door to Master bedroom.

Bedroom 2 12'3" x 8'2" (3.75m x 2.50m)
Spacious double bedroom with window to the rear aspect. Built-in wardrobe. Radiator. Door to entrance hall.

Bedroom 3 11'8" x 15'10" (3.57m x 4.83)
Generous double bedroom with window to rear aspect. Radiator. Doors to bathroom and reception room.

Bedroom 4 12'11" x 10'1" (3.94m x 3.08m)
Generous double bedroom with window to front aspect. Radiator. Door to entrance hall.

Bathroom 8'3" x 15'10" (2.53m x 4.83)
Generous modern bathroom with white suite comprising low level W.C., hand basin with mixer tap over and built-in cabinet under, panelled bath with mixer tap over and walk-in shower cubicle with wall mounted shower. Large built-in storage cupboard. Tiled throughout . Radiator. Obscured window. Door to entrance hall.

Office 10'2" x 4'5" (3.11m x 1.35m)
Spacious room offering a variety of uses. Window to front aspect. Radiator. Door to entrance hall.

Inner Hall
With doors leading to main entrance hall, porch and rear garden. Window to front aspect.

Porch
With doors leading to entrance hall and inner hall. Window to side aspect.

Entrance Hall

Sitting/Dining Room 18'7" x 10'7" (5.68m x 3.24m)
Spacious sitting/dining room with sliding doors to front garden. Fireplace with wood surround with mantel and tiled hearth. Window to side aspect. Radiator. Opening to inner hall.

Kitchen 8'2" x 11'11" (2.50m x 3.64m)

Bedroom 5 8'9" x 14'8" (2.69m x 4.48m)
Spacious double bedroom with large window to rear aspect. Radiator. Door to entrance hall.

Bedroom 6 9'9" x 11'0" (2.99m x 3.36m)
Spacious double bedroom with large window to rear aspect. Radiator. Door to entrance hall.

Wet Room 5'2" x 7'3" (1.58m x 2.21m)
White suite comprising low level W.C., wall mounted hand basin and large walk-in shower cubicle with wall mounted shower. Radiator. Internal obscured dual windows. Door to entrance hall.

Landing
Spacious, light landing with window to front aspect. Radiator. Doors leading to all rooms. Stairs to ground floor.

Kitchen/Breakfast Room 18'10" x 13'3" (5.75m x 4.06m)
Modern kitchen with a range of matching eye and base level cupboards with work top over. Composite sink and drainer with mixer tap over. Integrated appliances. Integrated oven and Siemens microwave. Matching working area inset induction hob with stainless steel extractor above, incorporating breakfast seating area. Built-in pantry cupboard. Attractively tiled splashbacks. Tiled flooring. Large window to rear aspect. Door to utility room. Half glazed doors to dining room and landing.

Utility Room 5'0" x 13'3" (1.53m x 4.06m)
Range of matching eye and base level cupboards with work top over. Space for undercounter fridge and freezer. Tiled splashbacks. Window to rear aspect. Door to kitchen/breakfast roo.

Dining Room 8'7" x 13'3" (2.64m x 4.06m)
Generous dining room with large dual windows to rear aspect. Radiator. Half glazed doors to kitchen/breakfast room and landing.

Living/Dining Room 17'9" x 27'9" (5.43m x 8.47m)
Commodious living/dining room with sliding doors to the balcony with attractive views over the rear garden. Large window to front aspect. Attractive feature fireplace with ornate tiling, white surround with mantel and stone hearth. Window to front aspect. Radiators. Half glazed double doors to landing.

Living Room 12'0" x 19'5" (3.67m x 5.94m)
Generous living room with attractive fireplace with wooden surround with mantel and stone hearth. Window to front aspect. Radiator. Door to landing.

Bedroom 7 9'7" x 8'10" (2.94m x 2.71m)
Spacious double bedroom with window to front aspect. Radiator. Doors to en suite and landing.

En Suite 6'7" x 3'1" (2.02m x 0.95m)
White suite comprising low level W.C., pedestal hand basin and walk-in shower cubicle with wall mounted shower. Attractively tiled. Radiator. Obscured window. Door to bedroom.

Cloakroom
White suite comprising low level W.C. and hand basin. Radiator. Door to landing.

Outside - Front
Expansive gravel driveway, providing ample parking for several cars. Lawned areas with established shrub and hedge borders and a variety of delightful mature trees. Attractive flint and brick wall to the border.

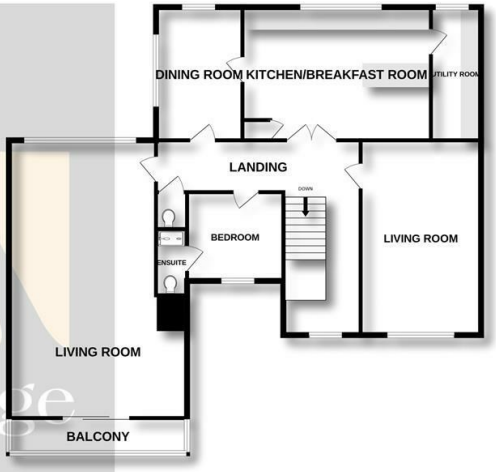
Outside - Rear
Lawned area with a variety of mature shrub and tree planting. Timber shed.

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 an Ofsted primary school, pub, and community hall. Nature reserve and fenland walks. 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. Additionally, there are rail connections to London within a 15 minute drive from both Ely, Cambridge North, and more locally Soham, Kennett and Newmarket.

PROPERTY INFORMATION
EPC - D
Tenure - Freehold
Council Tax Band - E (East Cambs) Annex - B
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 297 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 likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR

1ST FLOOR



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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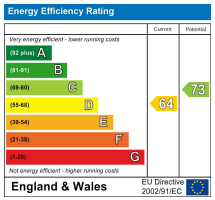

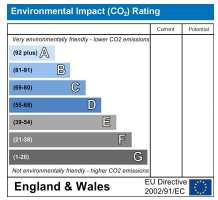

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