Fordham Road, CB7 7AT

Guide Price £420,000

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Fordham Road, Isleham CB7 7AT

An opportunity to purchase a detached property on this award winning development of homes in this select, private development at Wayside Farm, Isleham.

Isleham is conveniently located just a few miles from Ely and Newmarket, offering an excellent range of amenities, including an impressive sports centre and a highly regarded primary school as well as various shops and pubs.

Properties range from three to four bedrooms, with open plan fitted kitchen/diners, large living rooms family bathrooms, ensuites, and benefit from air source heat pumps providing underfloor heating on the groundfloor.

Outside, the rear gardens are turfed and fully enclosed with gated access to a driveway to the side providing off road parking. They also include an EV car charging point.

There is still an opportunity to be involved in the final specification at this stage. Viewing is highly recommended.

Entrance Hall
With doors leading to kitchen/diner, living room and cloakroom. Stairs leading to first floor.

Kitchen/Dining Room 26'10" x 12'10" (8.20m x 3.93m)
Contemporary range of matching eye and base level cupboards with composite worktop over. Composite sink and drainer with mixer tap over. Lamona integrated oven with induction hob and stainless steel splashback and extractor over. integrated dishwasher, washing machine and fridge/freezer. LVT wood flooring. Underfloor heating. Bi-folding doors to garden. Dual aspect windows. Opening to rear hall. Door to entrance hall.

Living Room 19'9" x 10'4" (6.03m x 3.15m)
Spacious living room with window to front aspect. Bi-folding doors to garden. LVT wood flooring. Underfloor heating. Opening to rear hall. Door to entrance hall.

Cloakroom
Contemporary white suite comprising low level W.C. and hand basin. LVT wood flooring. Door to entrance hall.

Rear Hall
Openings to kitchen/diner and living room. Built-in storage cupboard.

Landing
Spacious landing with doors leading to all bedrooms and bathroom. Window to rear aspect. Stairs leading to ground floor.

Master Bedroom 16'2" x 12'10" (4.93m x 3.92m)
Spacious double bedroom with bespoke built-in double wardrobes. Window to the rear aspect. Doors to en suite and landing.

En Suite
Generous en suite with contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in cabinet under and walk-in shower. Fitted with attractive splashback panelling to wet areas. LVT wood flooring. Door to Master bedroom.

Bedroom 2 12'4" x 10'11" (3.77m x 3.33m)
Spacious double bedroom with bespoke built-in double wardrobes. Window to the front aspect. Door to landing.

Bedroom 3 12'4" x 9'8" (3.77m x 2.97m)
Spacious double bedroom with bespoke built-in wardrobe. Window to the rear aspect. Door to landing.

Bathroom
Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over, bespoke built-in cabinets under and composite work top and panelled bath with mixer tap and wall mounted shower over. Fitted with attractive splashback panelling to wet areas. LVT wood flooring. Door to landing.

Outside - Front
Spacious block paved driveway providing parking for several cars. Electric charging point. Pathway leading to front door. Lawned area to the side. Access gate leading to the rear garden.

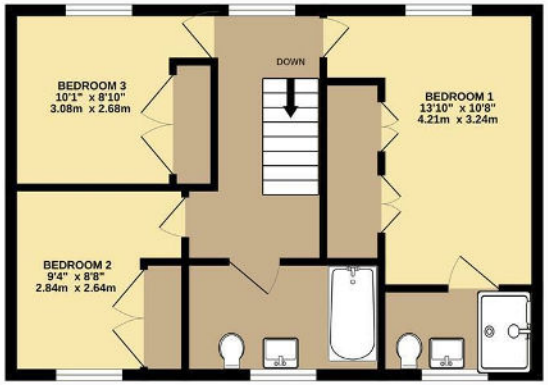
Outside - Rear
Patio area to the rear of the house with bi-folding doors leading to the kitchen/diner and living room. Lawned area beyond. Access gate to the front

PROPERTY INFORMATION
Maintenance fee - tbc
EPC - tbc
Tenure - Freehold
Council Tax Band - tbc
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - tbc
Parking – Driveway and Electric Charging Point
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Air Source Heat Pump
Broadband Connected - tbc
Broadband Type – tbc
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
The picturesque village of Isleham boasts amenities to include village store, two public houses, highly regarded restaurant and community / sports centre with superb schooling. Isleham is an attractive and historic village being located 6 miles north of Newmarket, 20 miles north-east of the University City of Cambridge, 10 miles south of Ely and 5 miles west of Mildenhall and is well placed for access to the A14 dual carriageway which inter-connects with many of the region's principal routes.

GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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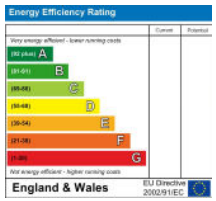

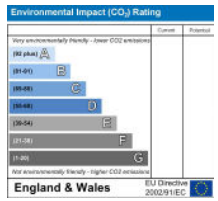

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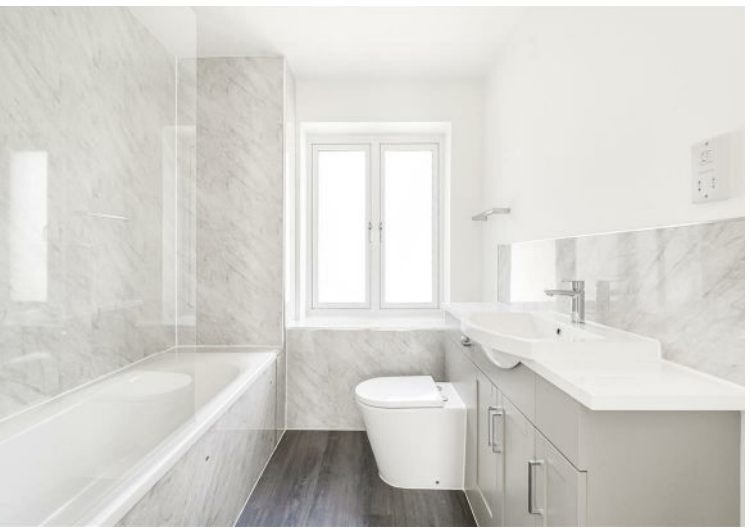
Plot 5
Plot 6
Plot 7
Plot 8