



**Murfitts Lane, Fordham CB7 5LA**

**Guide Price £450,000**

## Murfitts Lane, Fordham CB7 5LA

A hugely improved and greatly extended semi-detached family home superbly located on the edge of this thriving village.

Rather deceptive and offering sizeable rooms throughout, this property enjoys accommodation to include entrance hall, kitchen, living room, sitting room, dining room, utility room, cloakroom, 4 bedrooms and bathroom.

Externally the property offers extensive parking, independent garden room and a fabulous fully enclosed rear garden providing a lovely addition to this family home.

### Entrance Hall

With door leading to sitting room. Stairs leading to first floor.

### Kitchen 10'2" x 9'9" (3.12m x 2.99m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Space and connection for electric cooker. Space for fridge/freezer. Tiled splashbacks. Tiled flooring. Window to the rear aspect. Opening to foyer room.

### Breakfast Room/Foyer 2.99m x 1.88m

With openings to the dining room and kitchen. Tiled flooring. Radiator. Window to the rear aspect. Door to rear garden.

### Dining Room 17'1" x 11'5" 9'9" x 6'2" (5.22m x 3.50m 2.99m x 1.88m)

Charming dining room with built-in alcove storage. Openings to the foyer, kitchen and living room. Doors to sitting room, utility room and rear garden.

### Living Room 18'4" x 10'2" (5.61m x 3.11m)

Delightful living room with dual aspect windows. Radiator. Opening to dining room.

### Sitting Room 13'10" x 11'0" (4.24m x 3.36m)

Beautifully present, generous sitting room with window to the front aspect. Feature fireplace with white surround and mantel. Radiator. Door to entrance hall and dining room.

### Utiliy Room 7'6" x 6'3" (2.30m x 1.91m)

Eye level storage cupboards. Worktop area. Space and plumbing for washing machine and tumble dryer. Doors to cloakroom and dining room.

### Cloakroom

White suite comprising low level W.C. and handbasin. Built-in storage with sliding mirrored doors. Door to utility room.

### Landing

With doors to all bedrooms and bathroom. Stairs leading to ground floor.

### Bedroom 1 13'9" x 10'11" (4.20m x 3.35m)

Spacious double bedroom with window overlooking the views at the front. Built-in wardrobes. Radiator. Door to landing.

### Bedroom 2 10'2" x 10'0" (3.11m x 3.06m)

Spacious double bedroom with window overlooking the rear aspect. Built-in wardrobe. Radiator. Door to landing.

### Bedroom 3 11'6" x 10'0" (3.52m x 3.07m)

Spacious bedroom with window to the front aspect. Radiator. Door to landing.

### Bedroom 4 8'3" x 6'9" (2.53m x 2.06m)

Well proportioned room with window to the rear aspect. Radiator. Door to landing.

### Bathroom

Spacious bathroom with modern white suite comprising low level W.C., pedestal handbasin and generous corner bath with mixer tap and wall mounted shower over. Attractively tiled splashbacks. Tiled flooring. Ladder radiator. Window to rear aspect. Door to landing.

### Outside - Front

Block paved driveway offering ample off road parking. Access gate to the rear garden.

### Outside - Rear

Gravelled area to the rear of the house with stepping stone pathway leading to patio area and sheltered garden seating, with power. Further pathway leading around lawned area with delightful planted borders. Further seating area to the rear. Timber shed. Access gate to the front.

### Summer House

Spacious timber summer house with glazed double doors leading to garden. With power.

### Storage

Brick built storage cupboard with door to rear garden.

### PROPERTY INFORMATION

EPC -

Tenure - Freehold

Council Tax Band - c (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 33Mbps download, 5Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

### Location

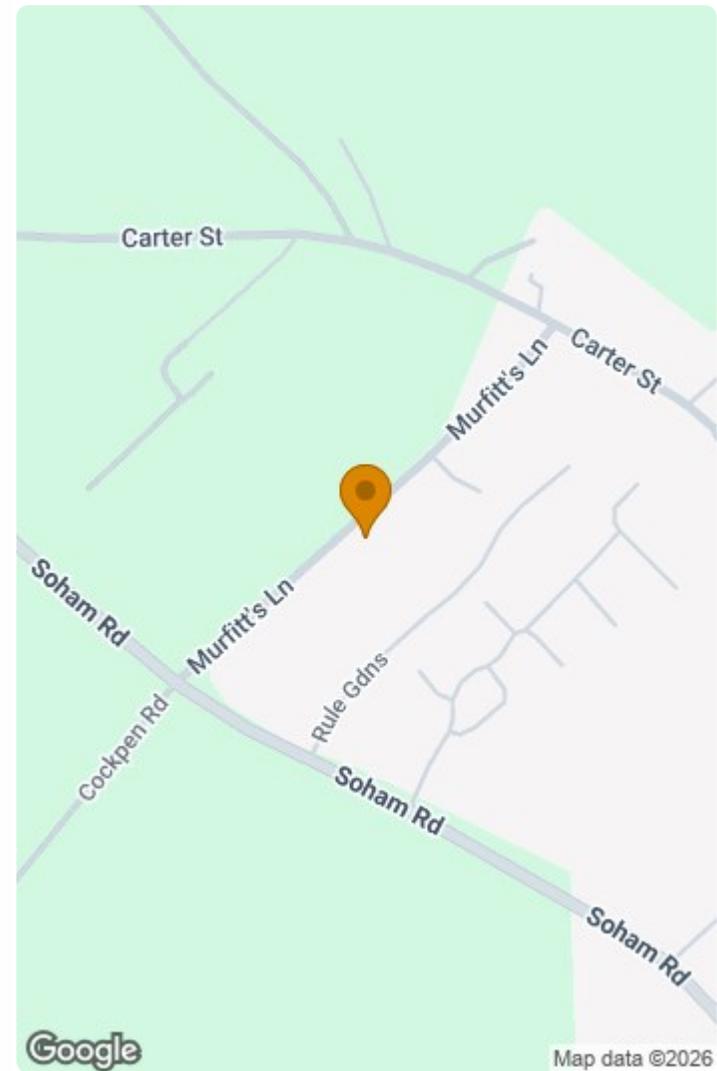
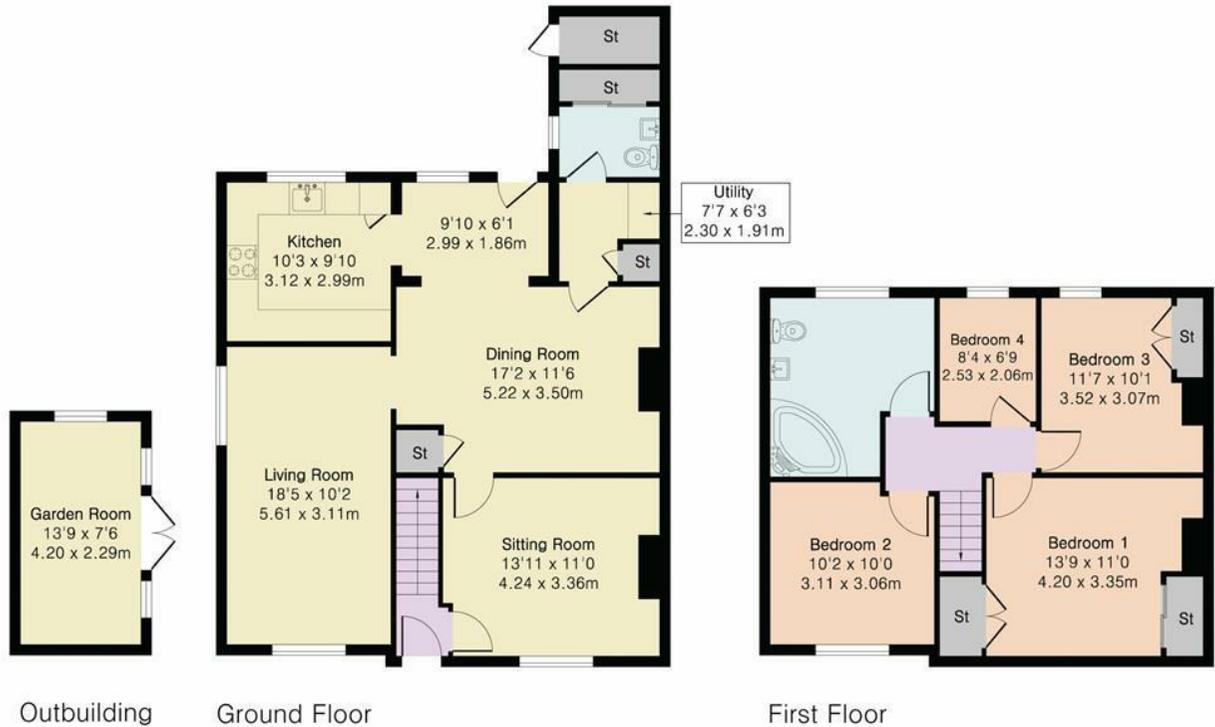
Fordham, located in the Newmarket district of Suffolk, England, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as a primary school, pub, and community hall. Nestled approximately 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.

**Approximate Gross Internal Area 1436 sq ft - 134 sq m  
(Excluding Outbuilding)**

Ground Floor Area 846 sq ft – 79 sq m

First Floor Area 590 sq ft – 55 sq m

Outbuilding Area 104 sq ft – 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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