



Hurts Croft, Fordham CB7 5NB

Offers Over £375,000

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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.

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" (5.96 x 3.55)

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" (3.32 x 2.76)

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" (3.59 x 3.48)

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" (3.30 x 2.94)

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" (3.48 x 2.16)

With radiator and window to the rear aspect.

Bedroom 4 10'11" x 6'11" (3.35 x 2.13)

With radiator and window to the rear aspect.

Bedroom 3 11'9" x 8'11" (3.59 x 2.73)

With radiator and window to the front aspect.

Bathroom 11'9" x 8'11" (3.59 x 2.73)

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" (5.18 x 2.43)

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

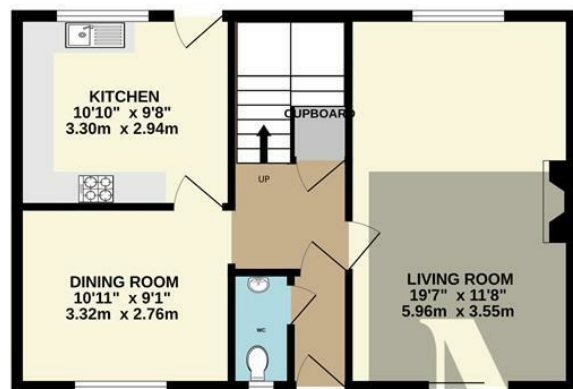
Rights of Way, Easements,

Covenants - None that the vendor is aware of

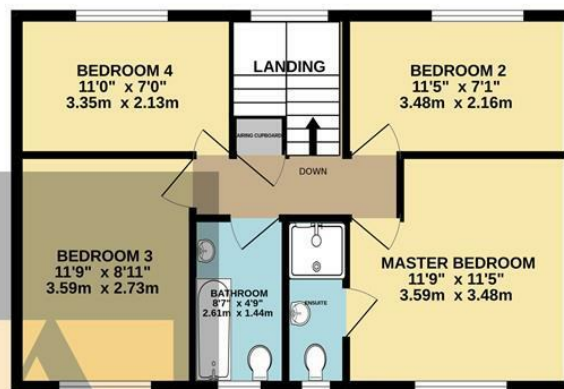
Location - What 3 Words - shortens.basis.scream



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



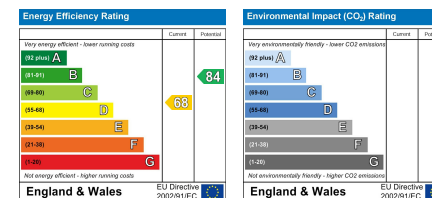
1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



Morris Armitage

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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