



**38 Hillside Meadow**  
**Ely, Cambridgeshire CB7 5PJ**  
**Guide Price £725,000**



## 38 Hillside Meadow, Ely, Cambridgeshire CB7 5PJ

A substantial detached family home set towards the end of this no-through road and positioned in this sought after and ever requested village.

The village of Fordham is located only a few miles from Newmarket and offers an appealing mix of shops and amenities including a garage, public house, restaurants and well regarded primary school.

This impressive property offers sizeable accommodation throughout comprising a substantial entrance hall, four fabulous size reception rooms (sitting room, living room, dining room and study), kitchen/breakfast room, utility room, five double bedrooms (two en-suite bathrooms) and a family bathroom.

Externally the property offers an extensive block paved driveway with gated approach with detached double garage, mature front gardens with access to superb fully enclosed, landscaped rear garden with a lovely mix of shrubs and plants.

An outstanding family home and viewing is highly recommended.

EPC (D)

### Accommodation Details

Double main entrance doors with storm porch leading through to:

#### Reception Hall

Staircase rising to the first floor with split level stairwell, engineered oak flooring, windows to the front aspect, built in coat hanging cupboard, radiator, double doors leading through to:

#### Living Room 20'10" x 13'7" (6.35m x 4.14m)

Triple aspect room with bay window to the rear aspect, window to the side aspect and French style doors to the side aspect leading to the rear garden, feature gas fire to the side, TV aerial connection point, two radiators.

#### Sitting Room 10'5" x 15'9" (3.18m x 4.80m)

Dual aspect room with bay window to the front aspect and window to the side aspect, feature fireplace to the side, two radiators.

#### Office/Study 12'4" x 10'7" (3.76m x 3.23m)

With window to the front aspect, radiator.

#### Dining Room 12'10" x 14'0" (3.91m x 4.27m)

With double doors leading to the hall, engineered oak flooring, French style doors with glazed panels to the side leading to the rear garden, radiator.

#### Kitchen/Breakfast Room 13'8" x 10'10" (4.17m x 3.30m)

Fitted with a comprehensive range of eye level and base storage units with granite effect working top surfaces over, under cabinet lighting, space for range style oven with extractor canopy over, integrated fridge/freezer, integrated dishwasher, ample space for dining table and chairs, inset sink unit with mixer tap over, tiled flooring, radiator, windows to the rear and side aspects, access and door leading through to:

#### Utility Room 6'0" x 8'9" (1.83m x 2.67m)

Fitted with base storage units with working top surfaces over, space and plumbing for washing machine, space for tumble dryer, tiled flooring, wall mounted gas fired boiler, radiator, part glazed door to the side aspect.

#### Cloakroom 4'7" x 7'10" (1.40m x 2.39m)

Comprising low level WC and wash hand basin, part wood panelled walls, engineered oak flooring, radiator, window with obscured glass to the side aspect.

#### First Floor Landing

Galleried landing with access to loft space, airing cupboard, access and door leading through to:

#### Master Bedroom 12'9" x 13'7" (3.89m x 4.14m)

Dual aspect room with windows to the rear and side aspects, built in wardrobes, dressing area, fan light to ceiling, radiator, access and door leading through to:

#### En-Suite 7'10" x 8'9" (2.39m x 2.67m)

Re-fitted with suite comprising walk in shower

enclosure, wash hand basin set in vanity unit and low level WC, part tiled walls, wood effect flooring, heated towel rail, window with obscured glass to the side aspect.

#### Bedroom 2 10'5" x 15'9" (3.18m x 4.80m)

Dual aspect room with windows to the front and side aspects, built in wardrobes, fan light to ceiling, radiator, access and door leading through to:

#### En-Suite 6'9" x 7'6" (2.06m x 2.29m)

With suite comprising panel bath, shower enclosure, wash hand basin and low level WC, radiator, window with obscured glass to the side aspect.

#### Bedroom 3 13'0" x 10'6" (3.96m x 3.20m)

With window to the rear aspect, built in wardrobes, radiator.

#### Bedroom 4 8'9" x 12'11" (2.67m x 3.94m)

With window to the rear aspect, radiator.

#### Bedroom 5 9'0" x 10'8" (2.74m x 3.25m)

With window to the front aspect, radiator.

#### Bathroom 7'8" x 8'3" (2.34m x 2.51m)

With suite comprising panel bath, shower enclosure, wash hand basin and low level WC, radiator, window with obscured glass to the side aspect.

#### Outside - Front

Double wooden gates leading to block paved driveway, paved pathway to front door, wrap around garden laid to lawn with border containing a variety of plants/shrubs, gated access to rear garden, outside lighting, access to:

#### Garage

Detached double garage with up and over style doors, pedestrian door to the side, power and lighting.

#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with borders containing a variety of mature plants/shrubs, paved patio/seating area, raised fishpond, outside power and lighting.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2329.33 ft<sup>2</sup>  
216.40 m<sup>2</sup>

Reduced headroom

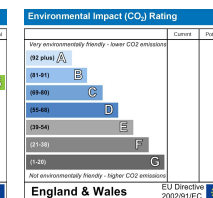
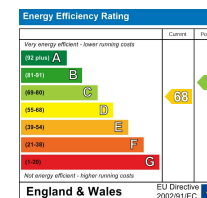
6.82 ft<sup>2</sup>  
0.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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