



**174 Mildenhall Road**  
**Fordham, Cambridgeshire CB7 5NS**  
**Guide Price £325,000**



## 174 Mildenhall Road, Fordham, Cambridgeshire CB7 5NS

A semi-detached family home with potential to extend (STP) set in this well served village and enjoying extensive gardens to the front and rear with useful outbuildings.

Fordham is a village in rural Cambridgeshire that offers an appealing mix of shops and pubs and boasts a highly regarded primary school.

Offering good size rooms throughout, accommodation comprises an entrance porch, entrance hall, sitting room, kitchen/diner, sun room, office/bedroom four, utility room, cloakroom, three bedrooms and a bathroom.

Externally offering a good size frontage with gated access, extensive gravel driveway leading to a garage and an enclosed, particularly private South facing rear garden offering both patio and lawn with a variety of outbuildings.

EPC (E)

### Accommodation Details

Part glazed door with glazed panels to the side leading through to:

### Entrance Porch

With access and door leading through to:

### Entrance Hallway

With staircase rising to the first floor, built in understairs cupboard, radiator, part glazed door leading through to:

### Sitting Room 14'11" x 11'9" (4.55m x 3.58m)

With window to the front aspect, feature brick built fireplace with bespoke shelving/storage to the sides, TV aerial connection point, radiator, double glazed doors leading through to:

### Kitchen/Diner 22'2" x 9'0" (6.76m x 2.74m)

Good size room fitted with a comprehensive range of eye level and base storage units with wood effect working top surfaces over two pantry cupboards, inset composite sink unit with mixer tap over, built in eye level double oven, separate ceramic hob, space for under counter fridge/freezer, space and plumbing for dishwasher, ample room for dining table and chairs, door to side lobby, picture window and hinged part glazed doors to:

### Sun Room 16'3" x 8'8" (4.95m x 2.64m)

With glazing to the rear and side aspect, mono pitch roof, power and lighting, glazed door leading to the rear garden.

### Inner Lobby

With built in cupboard, door to the front aspect, access to:

### Utility Room

With worktop surface, sink unit, space and plumbing for washing machine, space for tumble dryer, space for other under counter appliances, window to the side aspect, part glazed door leading to the rear garden.

### Office/Bedroom 4 6'11" x 10'2" (2.11m x 3.10m)

With window to the side aspect.

### Cloakroom

With low level WC, window to the side aspect.

### First Floor Landing

With window to the side aspect, access to loft space, access and door leading through to:

### Bedroom 1 12'2" x 10'11" (3.71m x 3.33m)

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

### Bedroom 2 12'2" x 8'11" (3.71m x 2.72m)

With window to the rear aspect, built in storage cupboard, built in cupboard housing gas fired boiler, radiator.

### Bedroom 3 7'11" max x 8'11" (2.41m max x 2.72m)

With window to the front aspect, built in wardrobe, radiator.

### Bathroom

Suite comprising panel bath with plumbed shower over and glass screen, wash hand basin set in vanity unit, low level WC, radiator, part tiled walls, extractor, window to the rear aspect.

### Outside - Front

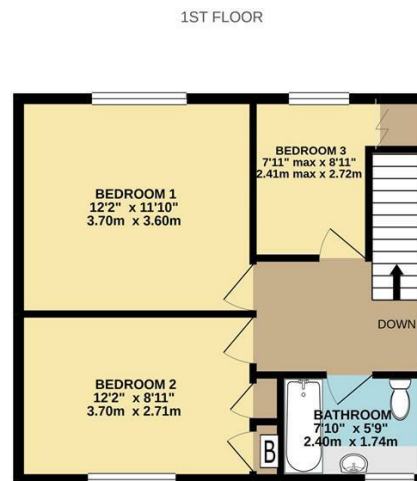
Extensive gravel drive with gated access, deep frontage laid to lawn with patio seating areas, borders containing mature plants/shrubs, gated side access to the rear garden, access to:

### Garage 11'7" x 19'10" (3.53m x 6.05m)

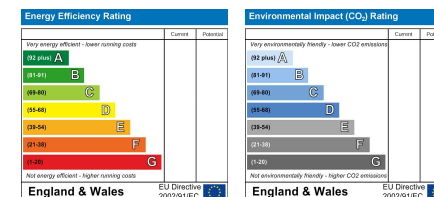
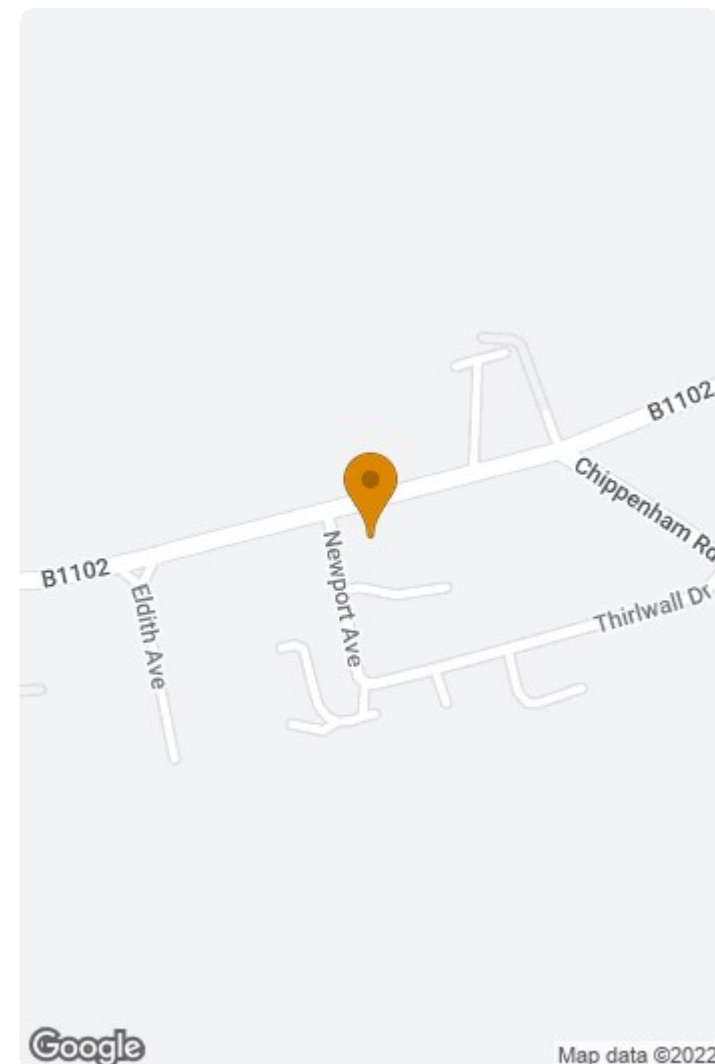
With up and over style door, pedestrian door to the rear, power and lighting.

### Outside - Rear

Private rear paved patio area, raised beds with mature shrubs/plants, further timber built garage, two timber built storage sheds/outbuildings, large gate leading to fully enclosed area predominantly laid to lawn with walnut tree and mature hedging, right of way vehicular access to the rear with double gates.



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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