



**6 St Albans Fordham Road**  
**Newmarket, Suffolk CB8 7AJ**  
**Guide Price £525,000**



## 6 St Albans Fordham Road, Newmarket, Suffolk CB8 7AJ

A stylishly presented four bedroom former coach house conversion, perfectly located within walking distance of the High Street and enjoying some delightful views over to rear over stud land.

This impressive property offers light and airy rooms throughout and enjoys open plan living with some fabulous features throughout.

Boasting immaculate accommodation comprising an entrance porch, open plan kitchen to dining room, sitting room, utility, cloakroom, four bedrooms (two with en-suite facilities) and a family bathroom.

Externally the property offers off road parking, useful outhouse/possible office or studio and a lovely fully enclosed mature rear garden complete with Summerhouse and stunning views to the rear.

Offered for sale with the distinct advantage of no onward chain.

EPC (D)  
Council Tax Band E (West Suffolk)

### Accommodation Details

Door with glazed storm porch leading through to:

#### Entrance Porch

With glazing to the front aspect, glazed door leading through to:

#### Kitchen 11'0" x 8'8" (3.35m x 2.64m)

Fitted with a range of eye level and base storage units with wood block effect working top surfaces over, larder cupboard, space for breakfast stools, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, inset sink unit with mixer tap over, tiled flooring, window to the side aspect, glazed door to the side aspect, opening through to:

#### Dining Room 17'1" x 11'2" (5.21m x 3.40m)

Open plan room with French style doors with glazed panels to the side with steps leading to the garden, ample room for dining table and chairs, wood effect flooring, built in storage cupboard, decorative arch leading to staircase rising to the first floor, access to:

#### Sitting Room 17'1" x 12'0" (5.21m x 3.66m)

Dual aspect room with windows to the side aspects, fitted shutters, built in fire to the side, recess with fixed shelving, wood effect flooring, TV aerial connection point.

#### Utility

With space and plumbing for washing machine, space for tumble dryer, window to the side aspect.

#### Cloakroom

Comprising low level WC and wash hand basin, window with obscured glass to the side aspect.

#### First Floor Landing

With access to:

#### Bedroom 1 16'3" x 11'7" (4.95m x 3.53m)

Dual aspect room with windows to the front and rear aspects, fitted shutters, engineered wood flooring, airing cupboard, opening to:

#### Study/Dressing Area 10'11" x 5'7" (3.33m x 1.70m)

With window to the front aspect, access to loft space, engineered wood flooring, door leading through to:

#### En-Suite

Comprising wash hand basin and low level WC, part tiled walls, tiled flooring, window with obscured glass to the rear aspect.

#### Bedroom 2 17'1" x 11'11" (5.21m x 3.63m)

Dual aspect room with windows to the side aspects, fitted shutters, engineered wood flooring, built in wardrobe, access to loft space, door leading through to:

#### En-Suite

With suite comprising shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, window with obscured glass to the side aspect.

#### Bedroom 3 11'2" x 9'11" (3.40m x 3.02m)

With window to the rear aspect, fitted shutters, built in wardrobe, fixed shelving, engineered wood flooring.

#### Bedroom 4 11'2" x 9'1" (3.40m x 2.77m)

With window to the rear aspect, fitted shutters, built in wardrobe.

#### Bathroom

With suite comprising panel bath with shower over and glass screen, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, window with obscured glass to the side aspect.

#### Outside - Front

Courtyard to the front of the property with a variety of mature trees/plants/shrubs, outbuilding, access to:

#### Outside - Rear

Beautiful garden predominantly laid to lawn and bordered by a plethora of mature trees/plant/shrubs, lovely views overlooking stud land, shingle patio/seating area, outside tap, access to:

#### Summerhouse

Timber built Summerhouse with veranda to the front.

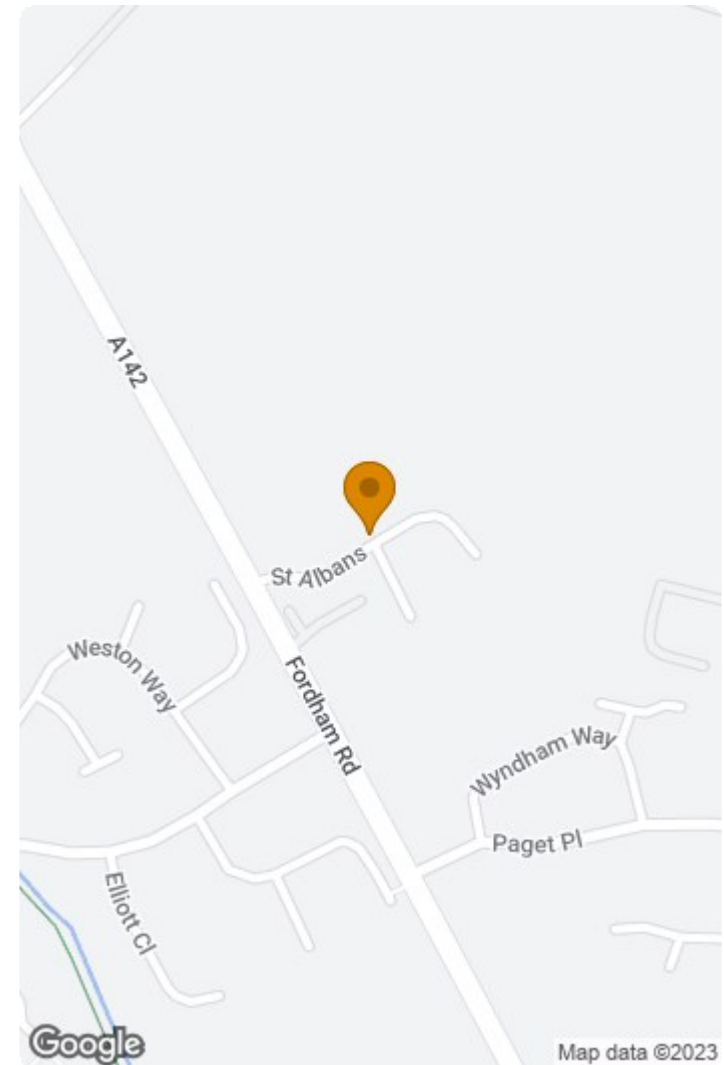
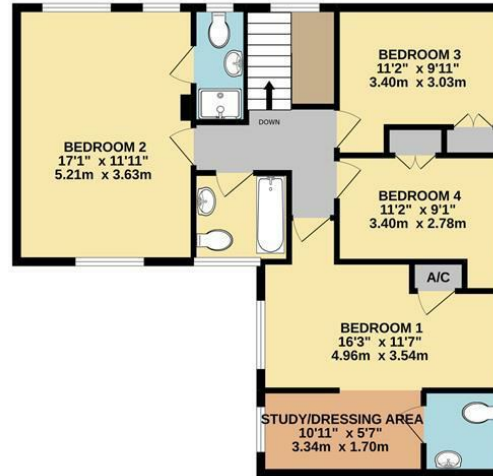
#### Agents Note

The rear garden is accessible from the front of the property using the passageway which is a unique feature neighbouring properties don't possess.

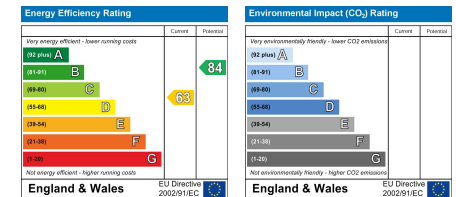
GROUND FLOOR



1ST FLOOR



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