



Sharmans Road, Fordham, , Cambridgeshire CB7 5LF

Offers In Excess Of £500,000

MA

Morris Armitage

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Sharmans Road, Fordham, Cambridgeshire CB7 5LF

A beautifully presented and greatly improved modern, detached family home standing within this highly regarded and sought after village.

This impressive property boasts accommodation over 1600 sq ft and has been updated and improved by the current owners. Boasting open plan living and accommodation includes a fabulous kitchen/family/dining room, living room, cloakroom, four generous size bedrooms (ensuite to master with featured balcony) and a family bathroom. Benefiting from double glazing throughout.

Extensive driveway providing parking for several vehicles and a fully enclosed a well maintained rear garden.

Entrance Hall

Attractive flagstone flooring. Doors leading to Kitchen/Dining, Lounge, Under Stair Storage and Cloakroom. Stairs to first floor.

Cloakroom

White suite with low level W.C, pedestal hand basin with mixer tap over and splash back. Heated towel rail. Flagstone flooring.

Kitchen/Dining Room 28'4" x 27'10" (8.66m x 8.49m)

Beautifully presented kitchen/dining room with attractive flagstone flooring throughout. A range of Quaker style eye and base level cupboards with composite marble effect work tops. Inset ceramic sink with mixer tap over. Tiled splash back surrounding kitchen work areas. Large range style cooker with 6 ringed hob and stainless steel extractor over. Integrated dishwasher. Space and plumbing for washing machine. Space for American style

fridge/freezer. Large built-in storage cupboard. Downlighters. Bay window and large window overlooking the front.

Lounge 20'0" x 19'9" (6.10m x 6.04m)

Stunningly presented, spacious living room. Ornate fire place with wood burner stove inset. Wooden flooring throughout. Dual windows and French doors to the rear aspect.

First Floor Landing

Generous landing with doors leading to all bedrooms and family bathroom.

Master Bedroom 12'0" x 14'10" (3.68m x 4.53m)

Luxurious double bedroom with wooden flooring. French doors overlooking the rear garden with Juliette balcony. Radiator.

En suite

Fully tiled en suite with low level W.C., pedestal hand basin with mixer tap over, generous walk-in shower and heated towel rail.

Bedroom 2 10'2" x 16'0" (3.12m x 4.90m)

Charming double bedroom with wooden flooring. Window to the front aspect. Radiator.

Bedroom 3 9'6" x 14'7" (2.92m x 4.45m)

Well presented room with wooden flooring. Window to the front aspect. Radiator.

Bedroom 4 7'4" x 11'8" (2.25m x 3.56m)

Good size room, currently used as a dressing room. Window to the rear aspect. Radiator

Family Bathroom

Strikingly decorated family bathroom with freestanding ball & claw bath with mixer tap and hand held shower over. Low level W.C., pedestal hand basin with mixer tap over and heated towel rail.

Outside - Front

Spacious gravel driveway providing ample off road parking. Mature shrubbery planting to the front of the property.

Outside - Rear

Patio area surrounding the rear of the house. Large lawn area with mature shrub planting surrounding. Path leading to large garden shed and side access gate. Fully enclosed.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambridgeshire)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 152SQM

Parking – Gravel driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

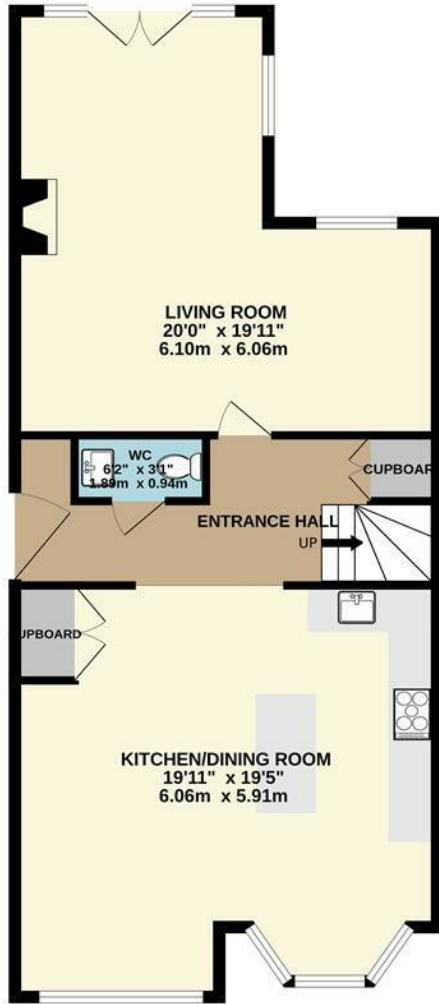
Broadband Type – Ultrafast available, Max

1000Mbps download, 1000Mbps upload

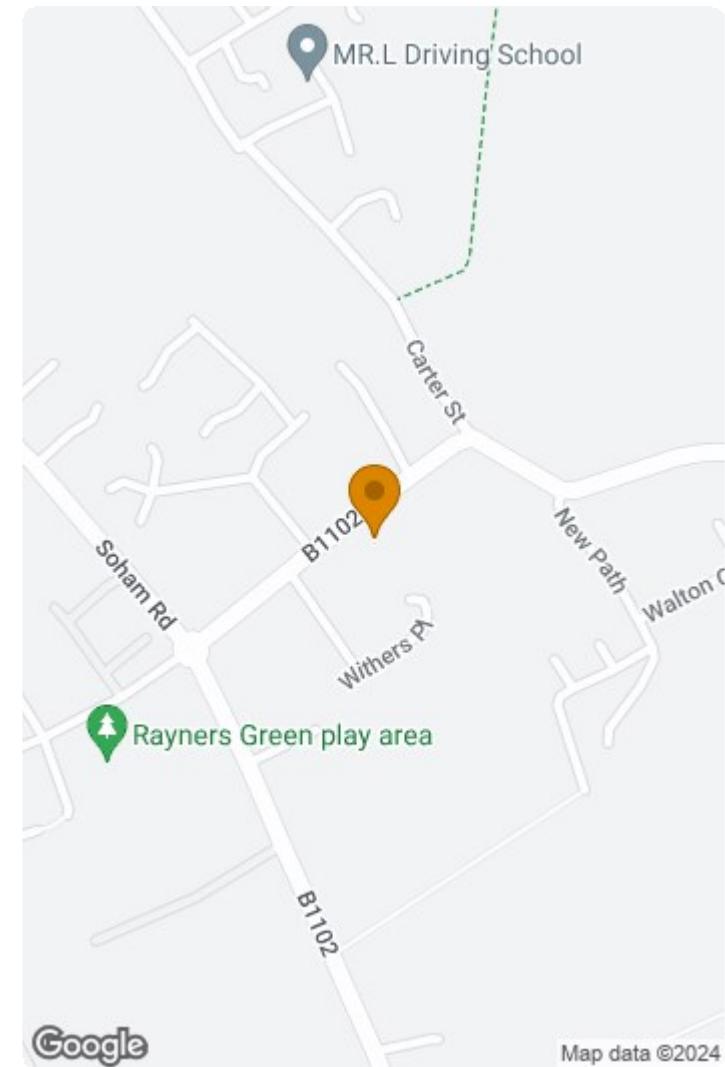
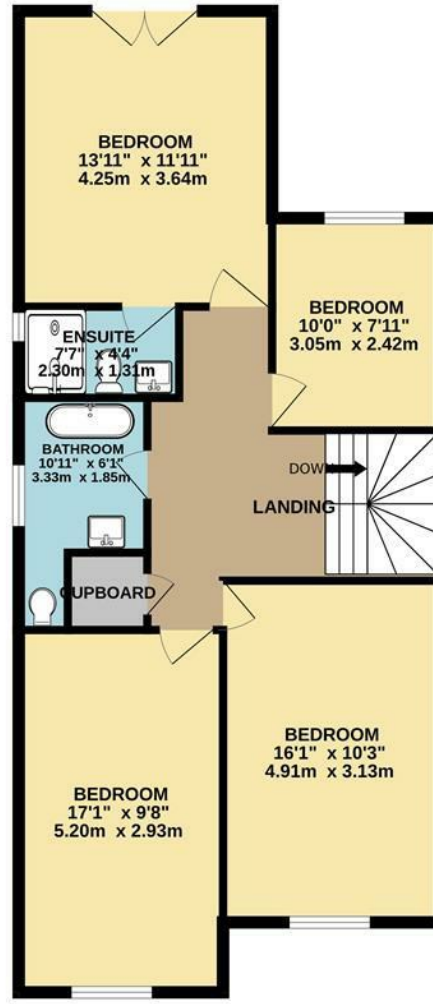
Mobile Signal/Coverage – Good

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

GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.

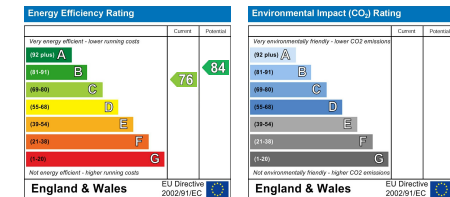


MOULTON HOUSE, 12A SHARMAN ROAD, NEWMARKET

TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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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