



1 Maple Way

Fordham, Ely, Cambs, CB7 6AQ

Guide Price £385,000



1 Maple Way

Fordham, Ely, Cambs, CB7 6AQ

Guide price £385,000



Fordham

The picturesque village of Fordham offers an excellent selection of amenities, with everyday essentials within easy reach. A convenience store sits alongside a number of local shops and services, including a village butchers and a handful of traditional country pubs, offering delicious home-cooked food. and the he popular Scotsdales and Simpsons Garden Centres with charming Cafés are a short walk from Maple Way. Larger supermarkets can be found within a 10-minute drive to either Ely or Newmarket.

Just a 30-minute drive from the property, Cambridge offers an impressive shopping selection, with the famous Grand Arcade amongst the city's myriad of attractions.

The A14 Newmarket bypass is less than a 10-minute drive away and provides a direct route into Cambridge to the east and Bury St Edmunds to the west. Both areas can be reached in around 30 minutes by car. The A11 link to Norwich and the Broads can also be reached within few minutes. Those who prefer to travel by train will find Newmarket train station just a 15-minute drive away and Soham only 10 minutes, providing routes to Kings Cross in under an hour as well as Stansted Airport, Norwich. Peterborough and Ipswich

Description

Well-presented modern detached home, built by Hills on this popular development in the sought after village of Fordham. The property has gas central heating, double glazing, cloakroom, ensuite, kitchen with a range of integrated appliances and a carport with a driveway for 2 vehicles. Viewing is recommended.

Entrance Hall

Part double glazed entrance door. Two ceiling light points. Radiator. Stairs to first floor. Storage cupboard with fuse-box.

WC - 1.85m x 0.84m (6'1" x 2'9")

Double glazed window to the front aspect. Low level WC. Wash basin with mixer tap. Radiator. Extractor fan. Tiled splash area. Spotlights.

Living Room - 5.05m x 3.05m (16'7" x 10'0")

Double glazed window to the front aspect and double-glazed patio doors to the rear garden. Two ceiling light points. Mains wired fire alarm. Radiator.

Kitchen/Diner - 5.03m x 2.92m (16'6" x 9'7")

Double glazed windows to the front and side aspects and double-glazed patio doors to the rear garden. Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Cupboard housing Vaillant gas fired boiler serving central heating and hot water. Integrated washing machine. Integrated dishwasher. Integrated fridge and freezer. Integrated single oven with induction hob above with stainless-steel splash back. Radiator. Mains wired fire alarm. Extractor. Spotlights. Understairs storage cupboard. Telephone point. Two TTV points.

Landing

Access to loft space. Radiator. Mains wired fire alarm. Over-stairs storage cupboard.

Bedroom 1 - 4.47m x 2.79m (14'8" x 9'2")

Double glazed window to the front aspect. Radiator. Ceiling light point. Built-in range of wardrobes with sliding mirror-fronted doors. Central heating thermostat.

Ensuite - 1.88m x 1.14m (6'2" x 3'9")

Shower cubicle. Low level WC. Wash basin in vanity unit. Heated towel rail. Extractor fan. Spotlights. Tiled floor.

Bedroom 2 - 3.33m x 3.02m (10'11" x 9'11")

Double glazed windows to the front and side aspects. Radiator. Ceiling light point.

Bedroom 3 - 3.12m x 2.11m (10'3" x 6'11")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bathroom - 2.11m x 1.93m (6'11" x 6'4")

Double glazed window to the rear aspect. Low level WC. Wash basin in vanity unit with mixer tap. Tiled splash areas. Shaver socket. Panelled bath with mixer tap, shower attachment and shower screen. Heated towel rail. Extractor fan. Spotlights.

Outside

There are two small areas of landscaped gardens to the front and path to a canopied entrance door. There is a driveway to one side with block paving, providing parking for two vehicles part of which is covered by a Car-port. There is a personal gate into the rear garden. The enclosed rear garden has two areas of patio, lawned area, outside water tap and power points and a timber garden shed.

Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is D. Title number is CB460225.

Flood Risk is low.

The property is Freehold with all main utilities connected.

We are not aware of any Easements, Wayleaves or Rights of Way.

Some Restrictive covenants apply (Details awaited).

Estimated Broadband Speeds are: Standard 16 mbps, Superfast 80 mbps, Ultrafast 1800 mbps.

There is approximately 8 years of building warranty remaining.





Floor Plan

Approx Gross Internal Area
86 sq m / 921 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft

First Floor
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

