



**32 Newmarket Road**

Fordham, Ely, Cambs, CB7 5LL

**Guide Price £795,000**



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## 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 Terence Place. 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

Excellent opportunity to acquire a detached bungalow with on-site equestrian facilities, located on the edge of this popular village. The property has 3 bedrooms, separate receptions, utility and conservatory and has a single garage plus a triple garage block and off-street parking for several vehicles. There is a stable block with 3 stables, tack and feed stores and a fenced 'paddock area behind and further fenced off paddocks for sheep/chickens. The total plot is circa 1 acre (stms).

**Entrance Porch** - 1.85m x 0.89m (6'1" x 2'11") Electric meter cupboard. Fusebox. Multi-paned double glazed entrance door and side panels. Ceiling light point. Tiled floor. Further glazed door and side panels to Entrance Hall.

## Hallway

Radiator. Two ceiling light points. Access to loft space. Mains wired fire alarm. Central heating thermostat. Storage cupboard. Double doors to airing cupboard with hot water tank and shelving and further cupboards above.

**Living Room** - 5.38m x 4.01m (17'8" x 13'2") Large double-glazed window to the front aspect and double-glazed window to the side aspect. Two radiators. Coved ceiling with two light points. Feature open fireplace with brick surround and tiled hearth. Two wall light points. TV point. Multi-paned door to the dining room.

**Dining Room** - 3.43m x 2.97m (11'3" x 9'9") Double glazed windows to the rear and side aspects. Radiator. Coved ceiling with light point. Multi-paned door to the Kitchen.

**Kitchen** - 3.61m x 3.4m (11'10" x 11'2") Range of units at base and wall level with work surfaces over. One and a half bowl stainless steel sink with mixer tap. Double glazed window to the rear aspect. Tiled splash areas. Coved ceiling with light point and spotlights. Radiator. Space & plumbing for automatic dishwasher. Space for electric cooker. with stainless-steel extractor hood over. Space for fridge. Multi-paned door to Utility.

**Utility** - 2.67m x 1.78m (8'9" x 5'10") Coved ceiling with light point. Work surface with inset butler sink and space and plumbing under for automatic washing machine and cupboard.. 'Perrymatic' floor standing Oil-fired boiler serving heating and hot water. Central heating programmer. Alarm control. Glazed door to Conservatory.

**Conservatory** - 2.95m x 2.84m (9'8" x 9'4")

Upvc double glazed windows to three aspects and double-glazed door to the rear garden. Wall light point. Work surface with space under for automatic washing machine and space for further appliances.

**Bedroom 1** - 3.68m x 3.61m (12'1" x 11'10")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Built-in double wardrobe with cupboards over. Telephone point.

**Bedroom 2** - 3.66m x 3.58m (12'0" x 11'9")

Double glazed window to the rear aspect. Coved ceiling with light point. Radiator. Built-in double wardrobe with cupboards over.

**Bedroom 3** - 3.12m x 2.64m (10'3" x 8'8") Double glazed window to the front aspect. Coved ceiling with light point. Radiator.

**Bathroom** - 2.64m x 2.03m (8'8" x 6'8")

Pedestal wash basin. Low level WC. Panelled bath with shower over. Tiled splash area. Extractor fan. Coved ceiling with spotlight. Storage cupboard with shelving and cupboard over. Double glazed window to the rear aspect. Shaver socket with light. Radiator.







### Outside

The property sits on a total plot of approximately 1 acre (stms). To the front is formal garden which is laid to lawn with an array of mature trees and shrubs and a gravel driveway with turning area, which leads to a single garage to the side with up and over door. Adjacent the garage is a 5-bar electronically operated gate leading to the rear. A gravel path leads to the entrance door with outside light.

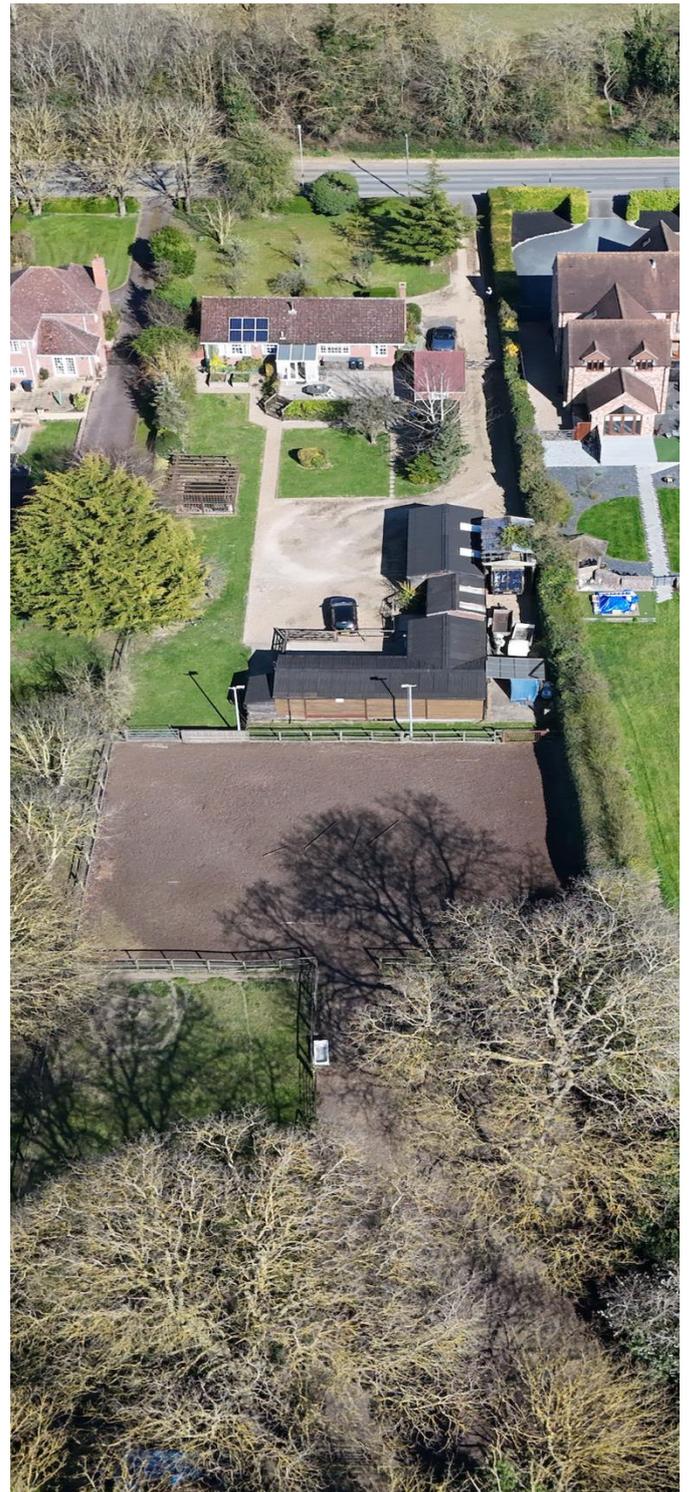
The rear of the property has a raised timber decking area and paved patio, garden shed, area of formal lawn with a large pond under a pergola and flower and shrub bedding. There is an Oil tank to the side.

To the rear of the formal lawns, there is a triple garage block with electric doors and a large parking/turning area, Car/lorry port and a block of three stables with a Tack/Feed store and a further Feed/Storage room. Behind this sits a paddock/walking area for horses and two fenced off 'paddocks' currently occupied by sheep and a chicken coop with timber storage sheds.

The property sits adjacent open countryside behind and has an array of mature trees both on the site and the boundary.

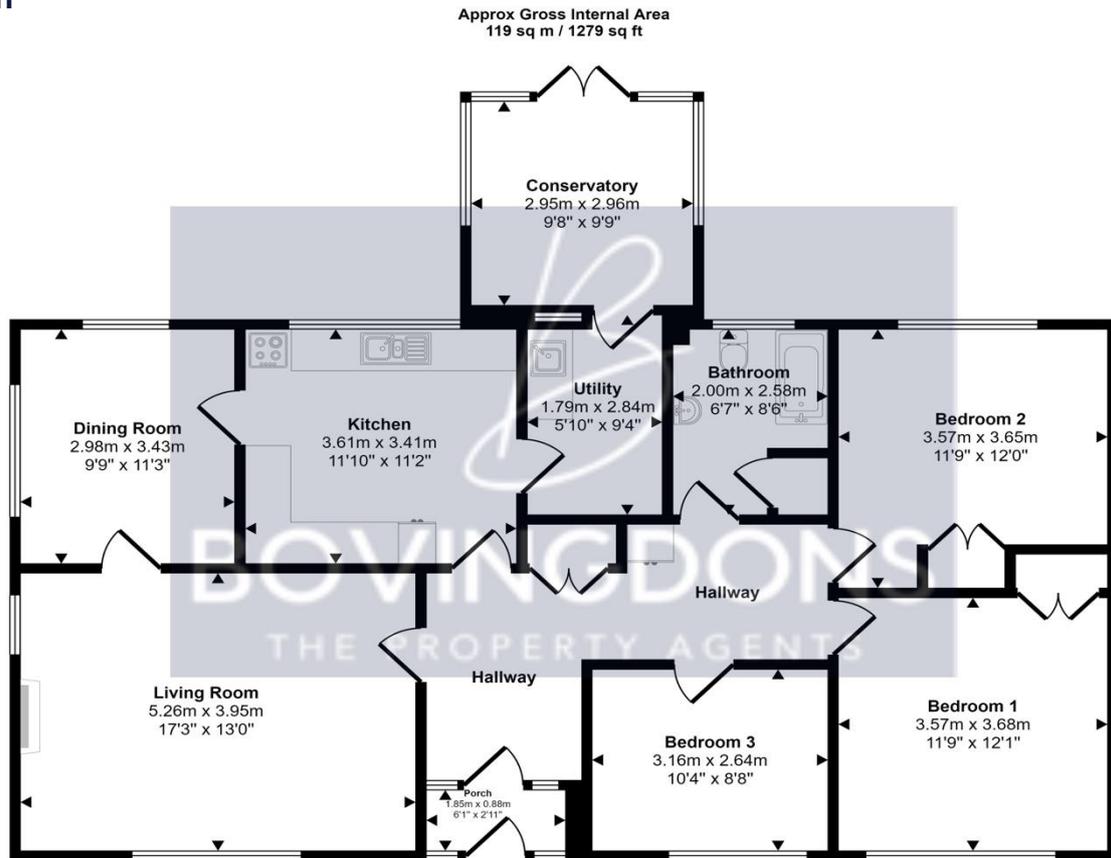
### Property information.

Local Council is East Cambridgeshire District Council  
 Council Tax Band is D  
 Oil heating, mains electric, water and waste-water.  
 The property is Freehold with Title number CB186246  
 Flood Risk is very low  
 There are no restrictive Covenants, Wayleaves, easements or Rights of Way  
 Estimated Broadband speeds - tba





## Floor Plan



Floorplan

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.

## Energy Efficiency Graph

AWAITING  
EPC

## Viewing

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

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