



**45 Mildenhall Road,
Fordham**

**DAVID
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45 Mildenhall Road, Fordham, Ely, Cambridgeshire, CB7 5NW

The Cambridgeshire village of Fordham lies approximately 5 miles from the renowned horse racing town of Newmarket and 16 miles from the university city of Cambridge. The village boasts many amenities including a Church, primary school, various pubs & restaurants, two village stores, a barbers, a fuel station and a stunning nature reserve.

An immaculately presented, high specification and spacious four-bedroom family home. The property enjoys a modern finish throughout consisting of an entrance hall, kitchen/breakfast room, sitting/dining room, cloakroom, family bathroom and four bedrooms. Two of these bedrooms enjoy an en-suite. Externally enjoying gated off street parking, a single garage and a well presented and low maintenance front and rear garden.

A spacious and immaculately presented four-bedroom family home in the ever-popular Cambridgeshire village of Fordham.

Ground Floor

ENTRANCE HALL With utility cupboard, wood effect flooring, spotlights, stairs rising to the first floor, and doors leading to:

SITTING/DINING ROOM A spacious and bright room offering versatile accommodation. With a large window to the rear and bi-fold doors leading to the rear garden. Wood effect flooring and pocket doors leading into the:

KITCHEN/BREAKFAST ROOM A stunning modern space ideal for entertaining. With matching high gloss base and wall units with worktops over. An inset stainless-steel sink with mixer tap looks out over the window to the front aspect. The space is complete with integrated appliances including a dishwasher, washer/dryer, fridge/freezer as well as a 4-ring gas hob with extractor over and electric oven. Pocket doors leading to the dining space.

CLOAKROOM With wood effect floor, WC and handwash basin.

First Floor

LANDING With cupboard complete with hanging rail and shelving, stairs rising to second floor and doors to:

BEDROOM 2 A spacious double with window to the rear aspect. The space has ample storage in the form of wardrobes which could remain or could be removed if requested. Complete with a partially tiled **ensuite** fitted with a large shower, WC, hand wash basin, as well as a window to the side aspect.

BEDROOM 3 Another spacious double with window to the front aspect.

BEDROOM 4 With window to the front aspect.

BATHROOM Partially tiled space with fitted bath, WC, hand wash basin and window to the rear aspect.

Second Floor

LANDING With eaves storage and Velux window to the rear.

BEDROOM 1 A spacious room with built in wardrobes and Velux windows to the rear aspect. Complete with a partially tiled ensuite fitted with a large shower, WC, and hand wash basin.

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Outside

The property is approached via a paved pathway, with railings bordering the plot and the rest laid to lawn. With a driveway to the side leading through the electric gates to the **single garage** with electric roller door at the rear of the property complete with light and power. The walled rear garden is complete with a paved patio area ideal for al fresco dining, with the rest being laid to lawn. The property also benefits from a CCTV security camera system.

SERVICES Gas-fired heating to radiators. Mains water, electricity and drainage.
NOTE: None of these services have been tested by the agent.

EPC C.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND D. (£2,240.58 annually).

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

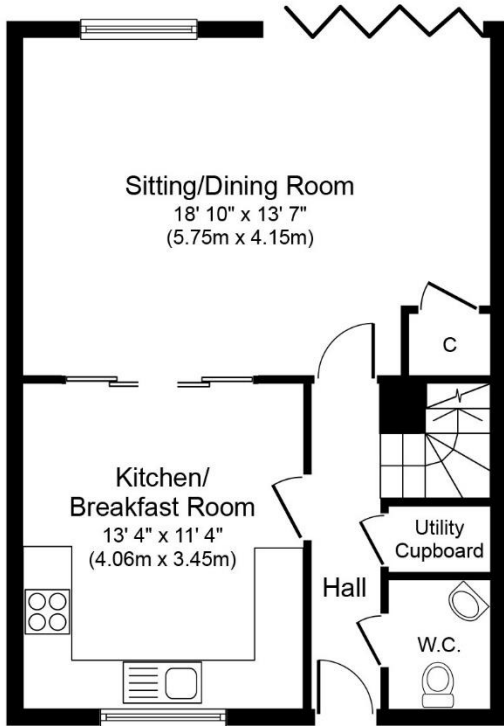
Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

WHAT3WORDS teams.used.denoting

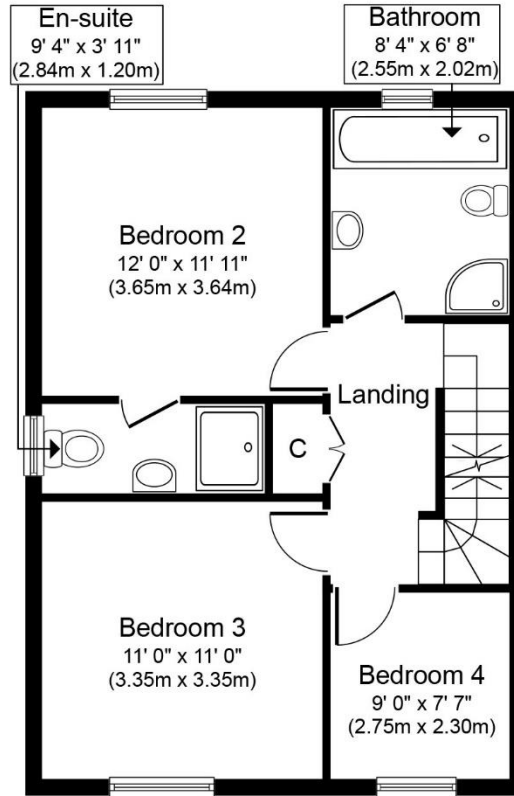
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

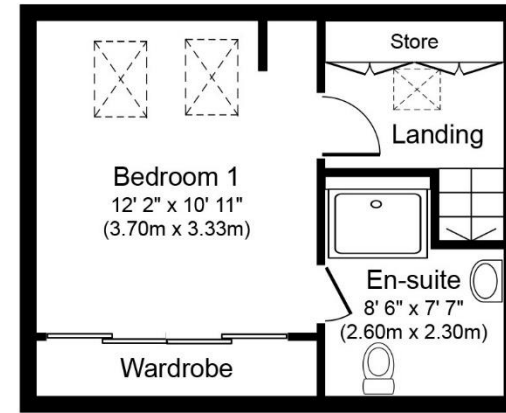




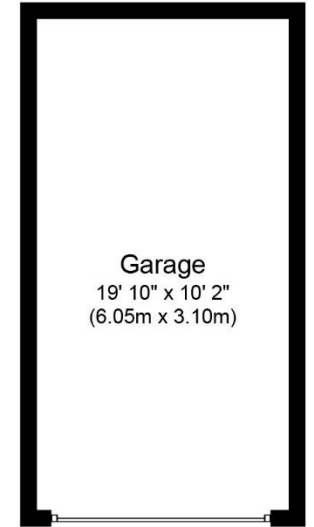
Ground Floor
Approximate Floor Area
511 sq. ft.
(47.4 sq. m.)



First Floor
Approximate Floor Area
511 sq. ft.
(47.4 sq. m.)



Second Floor
Approximate Floor Area
285 sq. ft.
(26.5 sq. m.)



Garage
Approximate Floor Area
201 sq. ft.
(18.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

