



8 Feast Close,
Fordham, Cambridgeshire

DAVID
BURR



8 Feast Close, Fordham, Ely, Cambridgeshire, CB7 5PH

The property sits in the heart of the village, convenient for local amenities. The Cambridgeshire village of Fordham lies approximately 5 miles from the renowned horse racing town of Newmarket and 16 miles from the university town of Cambridge. The village boasts many amenities including a Church, post office, primary school, two pubs, two village stores and garages. Garden centres and a nature reserve.

A beautifully presented four-bedroom detached family home offering over 1,600 sq. ft of well-proportioned accommodation. Thoughtfully updated by the current owners, the property features a stylish open-plan kitchen/dining room, perfect for modern family living, along with four spacious bedrooms upstairs – including a principal suite with its own en suite shower room. Outside, the home benefits from ample off-road parking, a double garage, and attractive wraparound gardens providing a wonderful setting for outdoor enjoyment.

A spacious four-bedroom family home with over 1,600 sq. ft of accommodation, double garage, and wraparound gardens in a sought-after village location.

Ground Floor

ENTRANCE PORCH With stairs leading to the first floor, with storage under and doors to:

SITTING ROOM A unique and spacious double-aspect room with a brick-built fireplace with brick support, and French doors leading to the rear garden.

KITCHEN/DINING ROOM Opened up by the current vendors to create this light and spacious hub of the home, with a range of base and wall units with worktops over, and a large island breakfast bar. Inset sink with mixer tap overlooking the rear garden. Also fitted with a range cooker with extractor above, a fridge freezer, dishwasher, and with space and plumbing for a washing machine and tumble dryer. With windows and French doors overlooking the rear garden.

PLAYROOM A versatile space which could be used also as a study with a window to the rear.

CLOAKROOM With WC, hand wash basin, and a window to the front aspect.

First Floor

LANDING With loft access, airing cupboard, a window to the rear aspect, and doors leading to:

MASTER BEDROOM A large spacious double bedroom with a wall of fitted wardrobes. There is an opening through to the **ENSUITE** which is extensively tiled with a walk-in shower, WC, hand wash basin, heated towel rail and a frosted window to the rear aspect.

BEDROOM 2 Another spacious double with two velux windows providing light to the space.

BEDROOM 3 Another spacious double with two velux windows providing light to the space.

BEDROOM 4 Ideal guest bedroom fit for a double bed and with a window to the rear gardens.

BATHROOM Refurbished in recent years is this stylishly fitted suite with a bath complete with shower over, a WC, hand wash basin, heated towel rail and a frosted window to the rear.

Outside

The property is located on a quiet cul-de-sac and is approached via a driveway offering ample parking and leading to a **DOUBLE GARAGE**, complete with power and lighting. The rear garden wraps around the property and features a paved terrace accessed from both the kitchen/dining room and the sitting room – perfect for alfresco dining and entertaining. The remainder of the garden is mainly laid to lawn, interspersed with a variety of mature shrubs and trees, providing a pleasant and private outdoor space.

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Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC C.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E. (£2,866.97per annum)

TENURE Freehold.

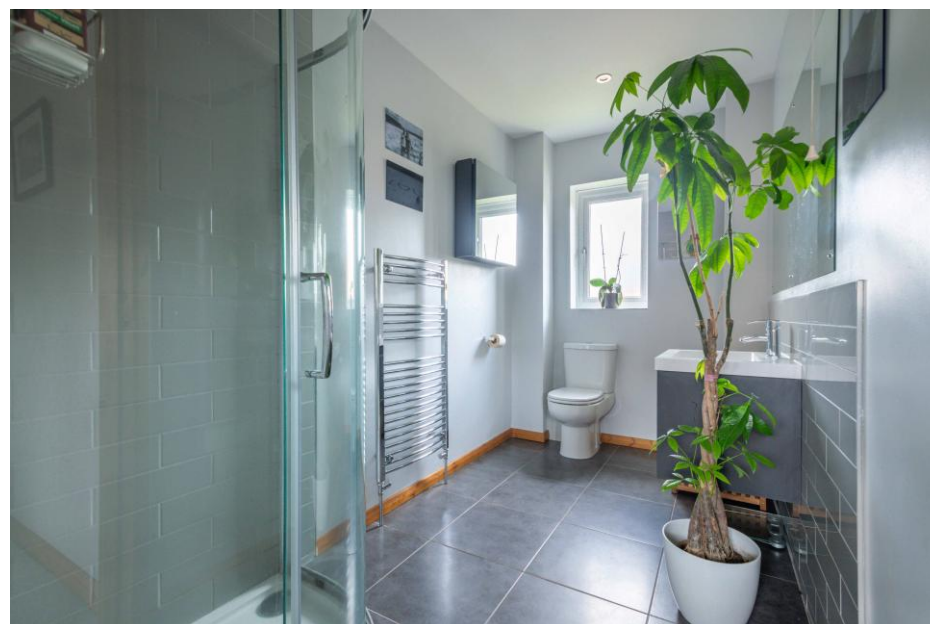
CONSTRUCTION TYPE Standard brick construction under slate roof.

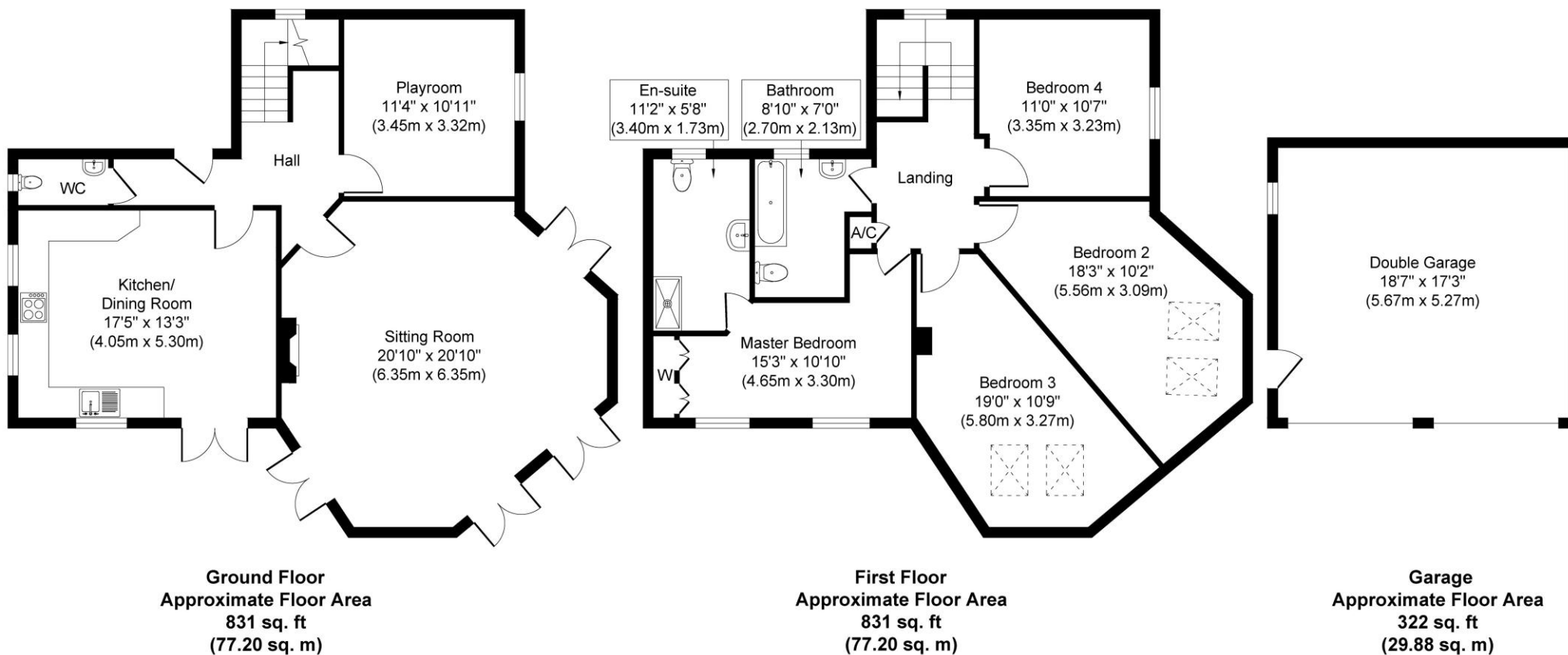
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS scornful.dart.fixtures

VIEWING Strictly by prior appointment only through DAVID BURR.

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