



Redwood House
136 Carter Street, Fordham

**DAVID
BURR**



Redwood House, 136 Carter Street, Fordham CB7 5JU

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, primary school, two pubs, village store, fuel station and a nature reserve.

Redwood House is an imposing and well-proportioned four-bedroom detached house boasting approximately 1,800 sq.ft of accommodation in Fordham. In brief the spacious rooms consist of an entrance hall, two reception rooms, a study, kitchen/breakfast room, utility room, four double sized bedrooms and two bathrooms. The setting within this Cambridgeshire village is particularly pleasant whilst externally offering gated driveway parking, a double garage and sizeable established gardens.

A spacious and detached family home in Fordham with four sizeable bedrooms, ample parking and a double garage.

ENTRANCE HALL Fitted storage, windows to front aspect and stairs rising to the first floor.

SITTING ROOM Window to front aspect, sliding doors leading to the rear garden and an inset wood burning stove.

DINING ROOM Window to rear aspect.

KITCHEN / BREAKFAST ROOM Fitted kitchen units and drawers with worktops over and an inset sink and drainer. Integrated double oven and hob with space and plumbing for further freestanding appliances. Ample dining space and windows to both front and rear aspects.

UTILITY ROOM Fitted units and worktops over with an inset sink and drainer with space and plumbing for appliances. Window to rear aspect.

STUDY Window to front aspect.

CLOAKROOM Wash hand basin, WC and window to front aspect.

First Floor

LANDING With fitted storage and loft access.

MASTER BEDROOM Window to rear aspect, fitted wardrobes and an **ENSUITE** with a shower cubicle, vanity sink unit, WC, bidet, heated towel rail and window to rear aspect.

BEDROOM 2 Fitted wardrobe and window to front aspect.

BEDROOM 3 Window to rear aspect and fitted wardrobe.

BEDROOM 4 Window to front aspect.

BATHROOM Extensively tiled with a bath, WC, wash hand basin, fitted storage and a window to front aspect.

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Outside

The property is approached through the timber 5-bar gate that opens to the sizeable driveway offering parking for several vehicles and access to the **DOUBLE GARAGE**. The rear garden is predominately lawned with a paved terrace and pathway leading to the Summer House. The North and East boundaries are a brick and flint wall with the West boundary fence enclosing the garden. The wonderful selection of shrubs, plants and trees decorate both the front and rear gardens.

SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E.

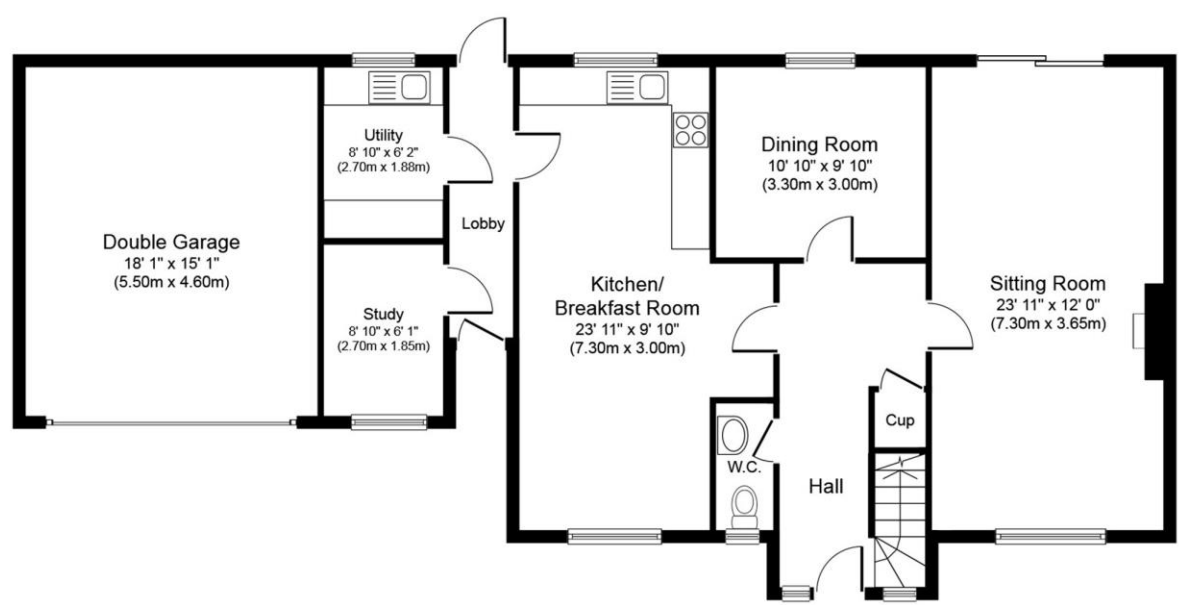
TENURE Freehold.

EPC C.

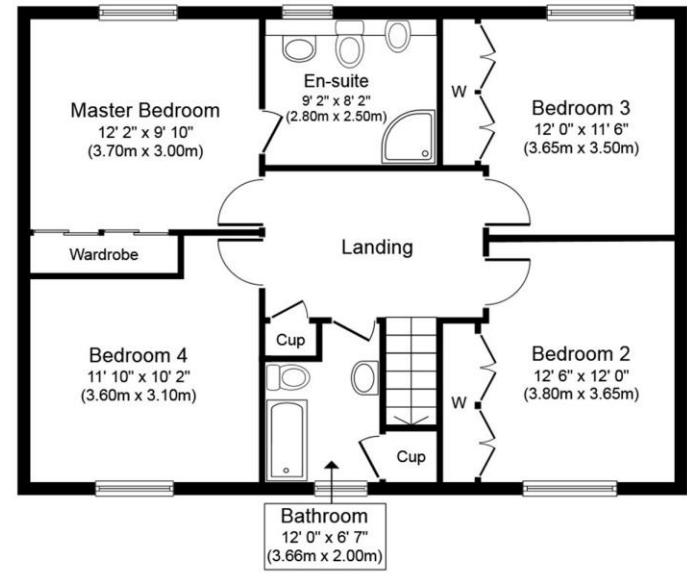
WHAT3WORDS gossiped.evaporate.butterfly

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
1,263 sq. ft.
(117.3 sq. m.)



First Floor
Approximate Floor Area
797 sq. ft.
(74.1 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.

