186 Mildenhall Road
Fordham, Cambridgeshire

DAVID
BURR

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.

A light and spacious detached chalet bungalow situated on the outskirts of the popular village of Fordham. The property is conveniently located within walking distance of amenities. Accommodation consists of an impressive, open plan kitchen/dining room, sitting room, four generously sized bedrooms, family bathroom and separate shower room. Outside, there is also the added benefit of ample driveway parking, a garage, carport and large rear garden which incorporates a detached studio/workshop which in all measure 0.3 acres.

A spacious detached property set within 0.3 of an acre with ample parking and a separate garage.

ENTRANCE HALL With oak flooring, storage cupboard and stairs rising to the first floor.

SITTING ROOM A light and spacious room featuring an attractive woodburning stove with wooden surround and mantle, oak flooring, air conditioning and French doors opening to the rear.

KITCHEN/DINING ROOM The hub of the home, this delightful open-plan area is extensively fitted with a range of units under wooden worktops with a Butler sink inset. Appliances include an integrated dishwasher, range cooker with a six-ring electric hob and space for a fridge/freezer. Oak flooring continues past the breakfast bar into the dining room enjoying a double aspect outlook and French doors opening to the garden. Side lobby with doors to the front and rear.

BEDROOM 1 A light and airy room featuring a double wardrobe, storage cupboard and oak flooring.

BEDROOM 2 Featuring a double wardrobe and outlook to the front.

BEDROOM 3 Oak flooring.

BATHROOM Fitted with a white WC, wash basin, bath with shower over and a heated towel rail.

First Floor

LANDING Featuring two sets of double cupboards and storage in the eaves.

BEDROOM 4 With Velux windows to the front and rear, wardrobe and air conditioning.

SHOWER ROOM Fitted with a white WC, wash basin, tiled shower cubicle, heated towel rail and oak flooring.

Offices at: Newmarket 01638 669035   Clare 01787 277811   Long Melford 01787 883144   Leavenheath 01206 263007   Castle Hedingham 01787 463404   Woolpit 01359 245245

Bury St Edmunds 01284 725525   Linton & Villages 01440 784346   London SW1 0207 839 0888

Outside

The property is approached via a gravel driveway providing parking and turning for several vehicles. The front of the property is complete with a **GARAGE** that has light and power connected and space for various appliances with additional **CARPORT** to the side. The rear gardens are an asset to the property with an extensive timber terrace enjoying a southerly aspect leading down to the lawn which is interspersed with a variety of mature trees and shrubs. To the rear of the garden is a well screened vegetable garden with raised beds and a large studio/store offering the potential for a variety of different uses.

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

LOCAL AUTHORITY East Cambridgeshire District Council.
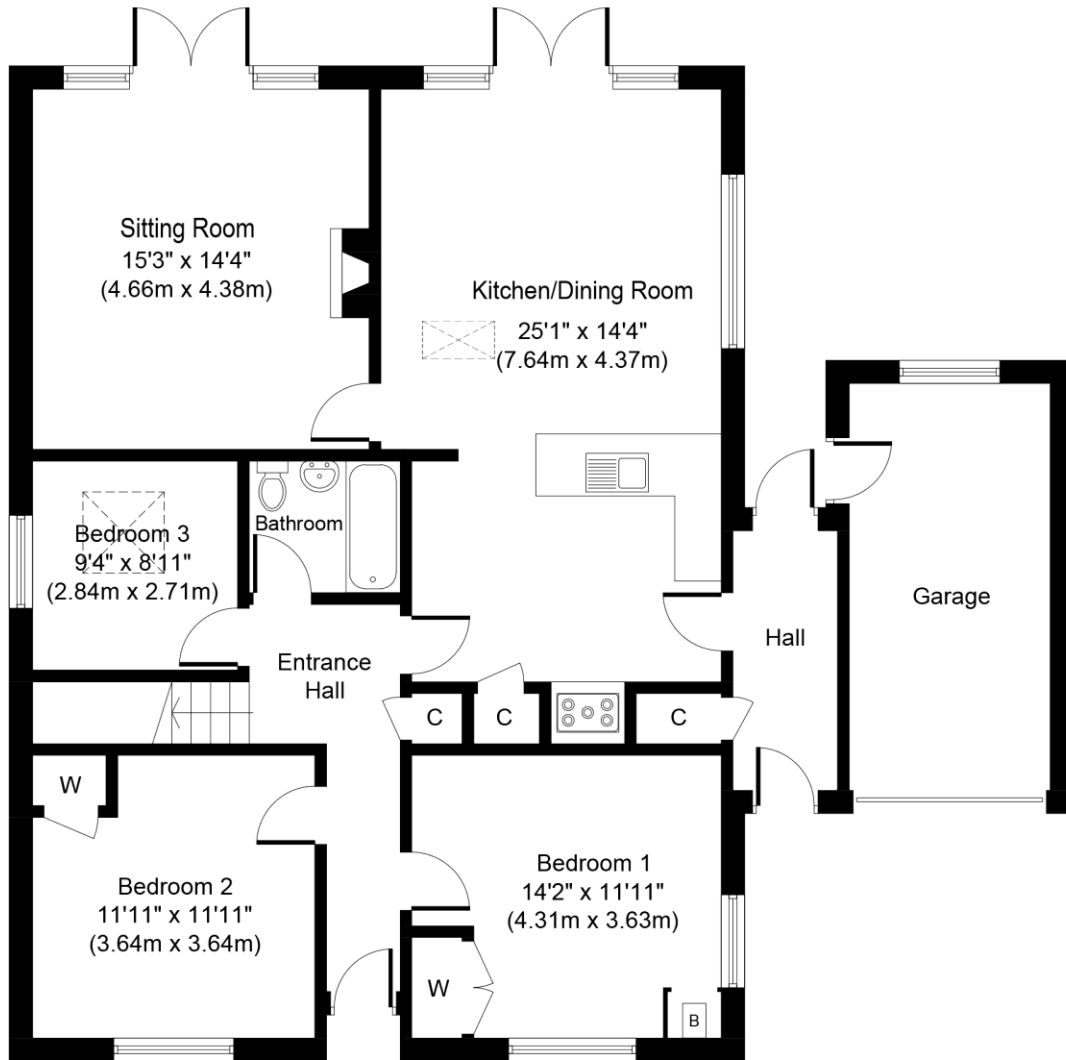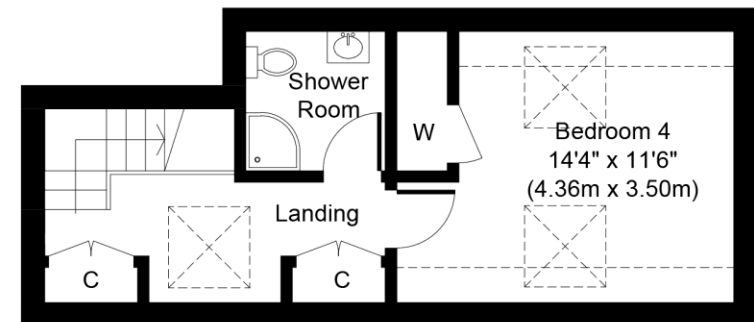
COUNCIL TAX BAND D.

TENURE Freehold.

EPC C.

WHAT3WORDS windmill.sailors.options

VIEWING by prior appointment only through David Burr estate agents.

Sitting Room
15'3" x 14'4"
(4.66m x 4.38m)

Kitchen/Dining Room
25'1" x 14'4"
(7.64m x 4.37m)

Bathroom

Bedroom 3
9'4" x 8'11"
(2.84m x 2.71m)

Garage

Hall

Entrance Hall

C

C

C

Bedroom 2
11'11" x 11'11"
(3.64m x 3.64m)

W

Bedroom 1
14'2" x 11'11"
(4.31m x 3.63m)

W

B

Ground Floor
Approximate Floor Area
(Including Garage)
1300 Sq. ft.
(120.8 Sq. m.)

N

Shower Room

W

Bedroom 4
14'4" x 11'6"
(4.36m x 3.50m)

Landing

C

C

First Floor
Approximate Floor Area
299 Sq. ft.
(27.8 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.