



**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 velus windows providing light to the space.

BEDROOM 3 Another spacious double with two velus 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.

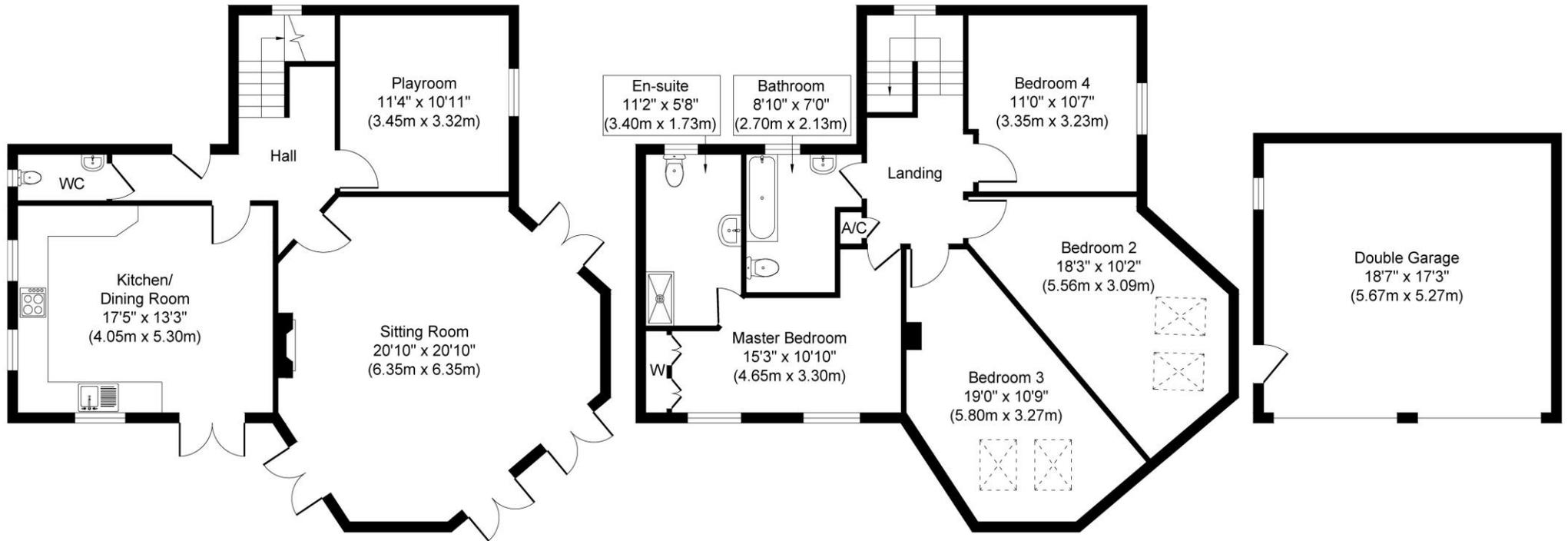
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS scornful.dart.fixtures

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
831 sq. ft
(77.20 sq. m)

First Floor
Approximate Floor Area
831 sq. ft
(77.20 sq. m)

Garage
Approximate Floor Area
322 sq. ft
(29.88 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.

