



**7 Fordham Road
Freckenham**

**DAVID
BURR**



7 Fordham Road, Freckenham, Bury St. Edmunds IP28 8JB

Freckenham is a small picturesque village boasting a thriving community and is serviced by its own village hall, public house with restaurant and a Parish church. Further town amenities including schools, colleges, shops, restaurants and sports centres which can be found in the nearby world famous horse racing town of Newmarket (8 miles); the historic market town of Bury St Edmunds (15 miles) and the University City of Cambridge (20 miles).

A flawlessly presented and deceptively spacious four/five bedroom detached house measuring close to 2,200 sq.ft of accommodation in the vastly popular village of Freckenham. The property is abundantly stylish and boasts high-quality throughout with the accommodation consisting of an entrance hall, large kitchen/dining room, sitting room, utility room, cloakroom, four double sized bedrooms, two bathrooms and a dressing room. Additionally, there is an office or further bedroom above the garage. Externally offering a driveway, detached double garage and a south facing rear garden.

An immaculately presented four/five bedroom detached house boasting close to 2,200 sq.ft of accommodation in this popular Suffolk village.

ENTRANCE HALL Stairs rising to the first floor via the wide oak and glass staircase.

SITTING ROOM Window to side aspect and bi-folding doors leading to the rear garden terrace.

KITCHEN / DINING ROOM A large room with a stylishly fitted kitchen with fitted units and drawers with composite worktops over and an inset double sink and drainer. Integrated appliances include a double oven, double fridge-freezer, hob and dishwasher. Two windows to front aspect, a breakfast bar and ample dining space.

UTILITY ROOM Fitted units with worktops over and an inset sink. Space and plumbing for appliances, a large airing cupboard, window to rear aspect and a door leading to the rear garden.

CLOAKROOM Vanity sink unit and WC.

BEDROOM 3 Window to rear aspect.

BEDROOM 4 Window to front aspect.

BATHROOM Extensively tiled with a bath, shower cubicle, vanity sink unit, heated towel rail, WC and window to side aspect.

First Floor

LANDING A galleried landing with an oak and glass staircase.

MASTER BEDROOM Window to front aspect, further Velux windows and large **DRESSING ROOM** which leads to the **ENSUITE** that is extensively tiled with a bath and shower over, wash hand basin, WC, heated towel rail and window to side aspect.

BEDROOM 2 Window to side aspect and further Velux windows.

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Outside

The property is approached via the gravelled driveway that provides parking for several vehicles and access to the **DETACHED DOUBLE GARAGE**, that also has an **OFFICE / FURTHER BEDROOM** above. The remaining front aspect is lawned. The rear garden is largely south-facing and predominately lawned with a paved terrace.

SERVICES The property is fuelled by an air source heat pump (ASHP). Mains water, electricity and drainage. Note, none of these have been tested by the agent. In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used. There is also a water softener and a video security system.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E.

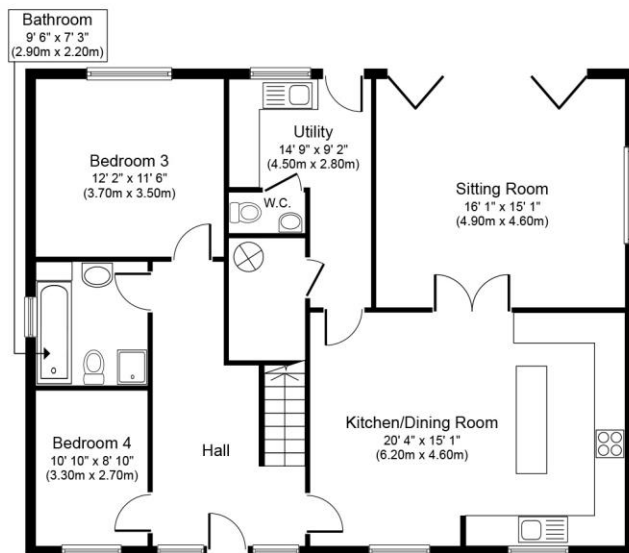
TENURE Freehold.

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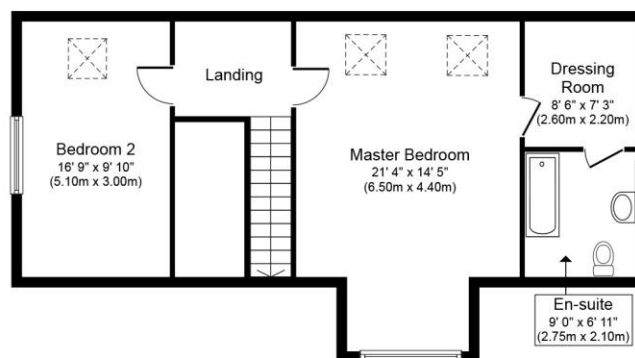
EPC C.

VIEWING by prior appointment only through David Burr estate agents.

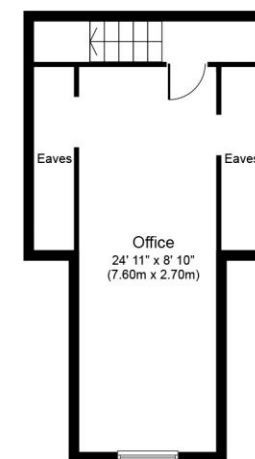




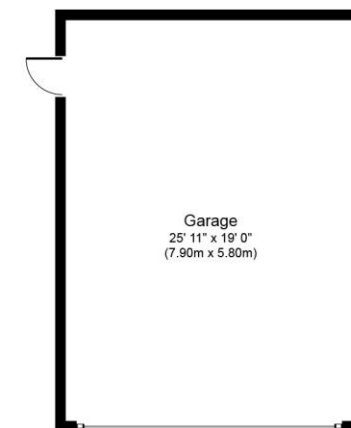
Ground Floor
Approximate Floor Area
1,149 sq.ft.
(106.7 sq.m.)



First Floor
Approximate Floor Area
694 sq.ft.
(64.4 sq.m.)



Second Floor
Approximate Floor Area
333 sq.ft.
(30.9 sq.m.)



Garage
Approximate Floor Area
486 sq.ft.
(45.1 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.

