



DAVID
BURR

Hurstcroft, 32 Market Street
Fordham





Hurstcroft, 32 Market Street, Fordham, Ely, Cambridgeshire, CB7 5LQ

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, two village stores, a fuel station and a nature reserve.

This attractive detached property is situated in a sought-after village location convenient for many local amenities. The property offers over 3,000 sq. ft of tastefully presented accommodation blending original period features with modern finishes all set within beautifully landscaped gardens with ample parking for several vehicles, a car port garage and a range of useful outbuildings.

An attractive detached property measuring close to 3,100 sq. ft of accommodation in the sought after village of Fordham.

Entrance into:

ENTRANCE HALL A spacious and welcoming area with stairs rising to the first floor with a large cupboard under.

DRAWING ROOM An impressive triple aspect room enjoying a large bay window and open fireplace with alcove to the side.

DINING ROOM Another spacious room with bay window to the front and built-in storage cupboards.

SNUG A cosy room enjoying a double aspect outlook and fireplace with electric stove set within with cupboard to the side.

KITCHEN/BREAKFAST ROOM A delightful double aspect room extensively fitted with a range of units under worktops with a Belfast sink inset. Appliances include an electric oven and four ring hob and space for a fridge. Sliding doors open to the rear garden.

UTILITY ROOM Also fitted with units under worktops with plumbing for a washing machine, space for a tumble drier and a boiler.

PLAYROOM A well proportioned room enjoying a double aspect outlook and extensive storage.

GARDEN ROOM A lovely light room with tiled flooring and French doors opening to the rear.

STUDY With built-in bookcases and desk and outlook to the front.

SHOWER ROOM Fitted with a WC, wash basin and tiled shower cubicle.

First Floor

LANDING Featuring a shelved airing cupboard and access to the loft space.

MASTER BEDROOM A light double aspect room with impressive bay window and extensively built-in wardrobes. **En-Suite** Fitted with a white WC, wash basin, bath, heated towel rail and outlook to the rear.

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

BEDROOM 3 With outlook to the rear and large storage cupboard (offering the potential to create an En-Suite) and cupboard housing the hot water cylinder.

BEDROOM 4 With two sets of fitted wardrobes, dressing table and outlook to the front.

Hurstcroft, 32 Market Street, Fordham, Ely, Cambridgeshire, CB7 5LQ

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

BEDROOM 5 With double wardrobe and shelving to the side and outlook to the front.

BEDROOM 6 Featuring a double wardrobe and outlook to the front.

BATHROOM With a wash basin and bath.

CLOAKROOM With WC.

Outside

The property is approached via a private driveway with a lawned area to the side, edged by an attractive brick wall with electric double gates opening onto an extensive gravel driveway providing parking and turning for several vehicles in turn leading to a **CART LODGE GARAGE**. The property sits well within its plot with a lawned front garden with mature beds, borders, trees and shrubs and gated access leading to the side and rear. Adjacent to the garage are two useful timber stores, one used for storage but offering the potential for use as an office/studio and the other currently used as a plant store with garden shed beyond. The rear gardens are an asset to the property enjoying a great deal of privacy with an extensively paved dining terrace spanning across the back of the property with a wisteria covered pergola creating a relaxing entertaining area. The gardens are predominantly lawned interspersed with a variety of mature borders, trees and shrubs with woodland walks, wild flowers and mature roses. To one side is an enclosed Mediterranean style entertaining area with paved terrace and mature flower borders.

In all about 0.63 Acres.

EPC: E.

SERVICES: Main water, private drainage and oil-fired heating.
NOTE: None of the services have been tested by the agent.

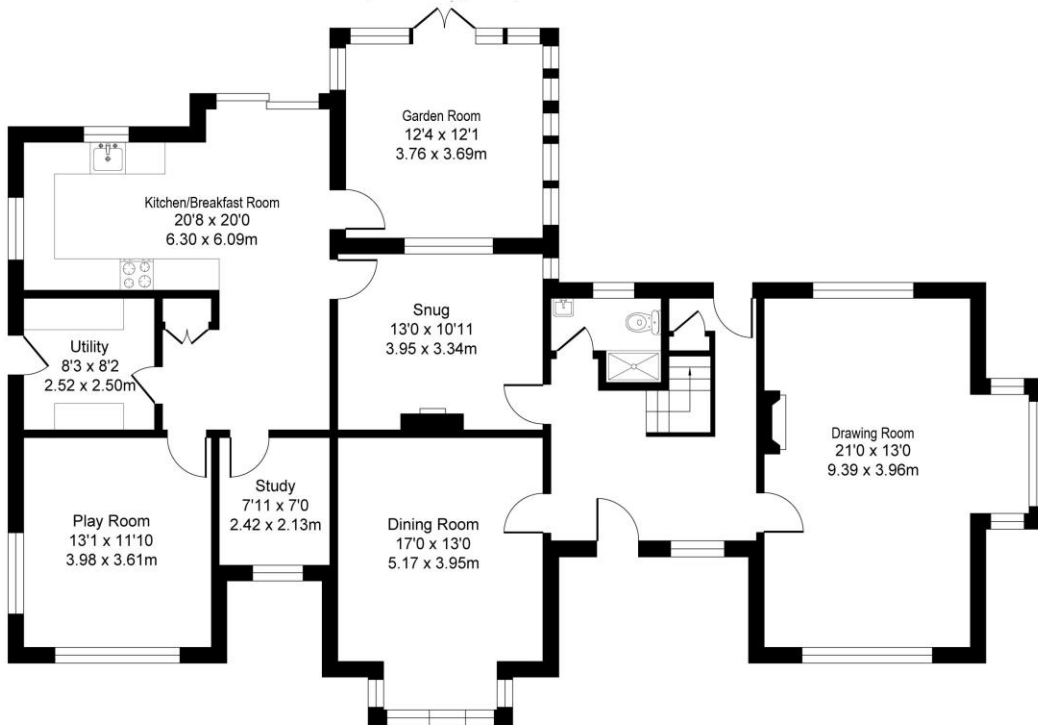
LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: F.

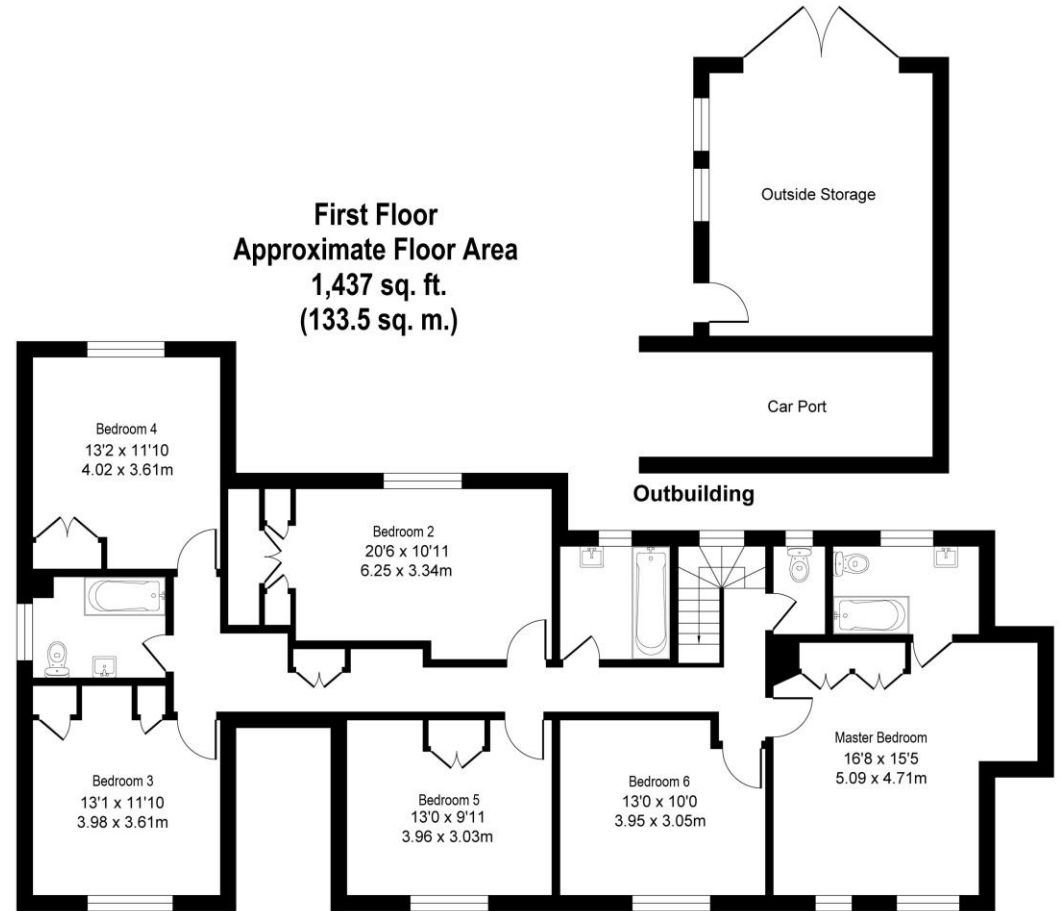
VIEWING: Strictly by appointment through David Burr estate agents.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

Ground Floor
Approximate Floor Area
1,622 sq. ft.
(150.7 sq. m.)



First Floor
Approximate Floor Area
1,437 sq. ft.
(133.5 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.



