



Bishops Field, Fordham

Pocock + Shaw

42 Bishops Field
Fordham
Cambridgeshire
CB7 6AA

A beautifully presented 3 bedroom detached family home situated within a sought-after residential development on the edge of the popular village of Fordham. The property offers contemporary design and well-planned accommodation ideally suited to modern family living. The home benefits from a spacious layout, private garden, off-road parking, and a garage, while being conveniently located close to local amenities.

Guide Price £425,000



The village of Fordham lies some 5 miles north of Newmarket, renowned as the British Headquarters of horse racing offering an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge and Ely just 12 miles away.

The property benefits from a gas fired radiator central heating system, uPVC double glazed windows and doors throughout, in detail the accommodation comprises:-

Entrance Hall

With an entrance door, two windows to front aspect, radiator, stairs rising to first floor, door to storage cupboard, doors to:

Sitting Room 5.03m (16'6") x 3.02m (9'11")

With two windows to rear aspect, double patio doors opening to the rear garden area, window to front aspect, radiator.

Kitchen/Dining Room 4.91m (16'1") x 3.02m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, inset sink unit 1+1/4 bowl, with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, electric point for cooker, eye level electric fan assisted oven, built-in ceramic hob with extractor hood over, two windows to rear aspect, window to side aspect, radiator, double doors opening to the patio and rear garden area.

Study 1.92m (6'3") x 1.90m (6'3")

With a window to front and side aspects. radiator.

Utility Room 2.09m (6'10") x 1.96m (6'5") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, wall mounted gas boiler serving heating system and domestic hot water with timer control, plumbing and space for automatic washing machine, radiator, door to rear garden.

Ground Floor WC

Fitted with a two piece suite comprising low level wc, hand wash basin, tiled splashbacks, extractor fan.

1st Floor Landing

With a window to rear aspect, door to airing cupboard, access to loft space, radiator, doors to:

Master Bedroom 5.04m (16'6") max x 3.12m (10'3")

With a window to front aspect, radiator, door to:

En-suite Shower Room

Fitted with a matching suite comprising tiled shower enclosure with glass door, hand shower attachment, low level wc, hand wash basin, tiled splashbacks, heated towel rail, with a window to rear aspect.

Bedroom 2 3.93m (12'11") x 3.02m (9'11") max

With a window to side and a window to rear aspects, radiator.

Bedroom 3 2.98m (9'9") x 2.46m (8'1")

With a window to front and a window to side aspects, radiator.

Family Bathroom

Fitted with three piece suite comprising, panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, tiled surround and splashbacks, heated towel rail, wall mounted, window to front aspect.

Outside, Front

Set pleasantly towards the rear and side of the development, with a front garden laid mainly to lawn and border plants & shrubs. With a pedestrian pathway leading to the front door and access to the single garage, providing ample parking. Gated side access leading to the rear garden.

Outside, Rear

The fully enclosed rear garden is laid mainly to lawn and planted with an array of fruit trees and attractive shrubs & plants, a patio area for outside seating and enjoyment, outside wall mounted light fitting, water tap.



Detached Garage

With power and light connected.

Services & Tenure

Mains water, gas electricity and drainage are connected.

The property is freehold.

The property has a registered title.

The property is standard construction.

The property is not in a conservation area.

The property is in a very low flood risk zone.

Mobile coverage: EE, Vodafone, Three, O2.

Broadband: Basic, 15 Mbps. Superfast, 51 Mbps.

Ultrafast, 1800 Mbps.

Satellite / Fibre TV Availability: BT, Sky, Virgin.

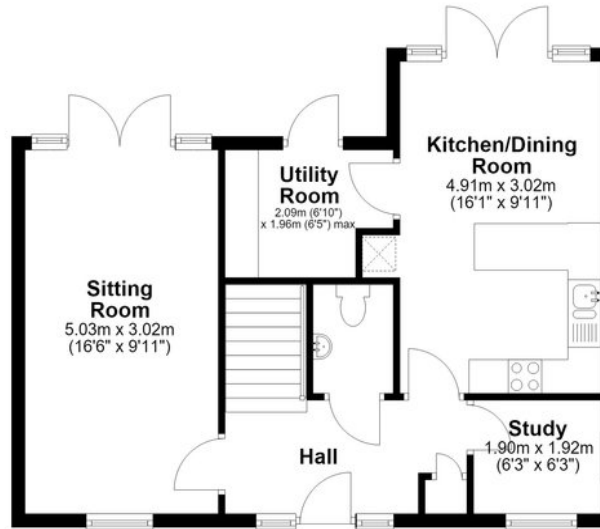
EPC:B

Council Tax Band:D

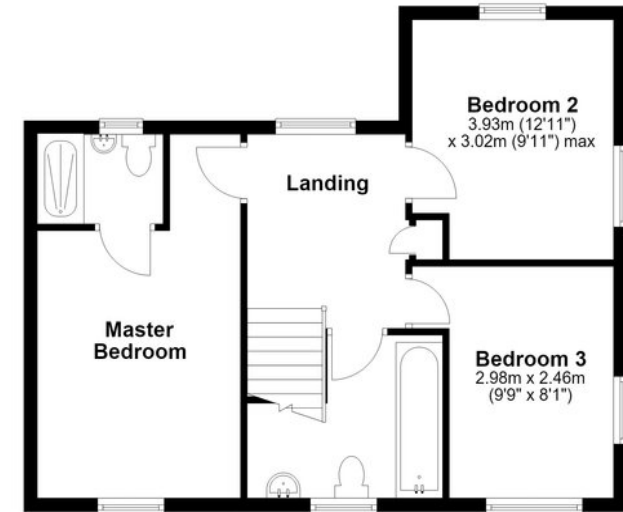
East Cambs. District Council

Viewings: By prior arrangement with Pocock + Shaw.

Ground Floor
Approx. 50.5 sq. metres (543.4 sq. feet)



First Floor
Approx. 51.6 sq. metres (555.9 sq. feet)



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

