

pocock & shaw

Residential sales, lettings & management



31 Ash Road  
Fordham, Ely  
Cambridgeshire  
CB7 6AL

An impressive, modern and superbly presented four bedroom detached family house, attractively situated on the outskirts of this highly desirable residential development. EPC:B

Asking Price: £537,500



Fordham lies some five miles north of Newmarket, renowned as the British Headquarters of horse racing offering 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. Fordham itself offers a good range of facilities including two garden nurseries, a highly regarded primary school, shops, garage, two public houses, restaurant and church. It also has a regular bus service and is well placed for access to the A14 dual carriageway to both Cambridge and Bury St Edmunds.

It is not often you find a property with that rare blend of practical thoughtful design, high quality fittings and a garden to enjoy. This house has it all! The rooms are spaces you can really live in, the fully fitted kitchen/dining room, with integrated appliances, is modern yet classic and spans across the full width of the house, designed with French doors making the patio and garden so inviting.

The generous double aspect sitting room positioned at the front of the house extends to the patio doors opening onto the rear garden area. In addition there is a useful separate, ground floor study room.

Upstairs there is the stunning family bathroom and four bedrooms, each bedroom is a generous double, the principal bedroom designed with it's own en-suite and fitted wardrobes.

Outside the property has ample off road parking, private enclosed rear garden and a generous double garage offering space to move around.

With the benefit of a gas fired radiator heating system, high efficiency double glazed uPVC windows and doors, high gloss kitchen units with soft close doors and drawers, Amtico flooring to entrance hall, WC, kitchen/dining room, large format tiles to bathroom & ensuite, there is so much to love!

### **Ground Floor Specifications:**

**Kitchen/breakfast room**  
6.35m x 3.61m (20' 10" x 11' 9")

**Sitting room**  
3.63m x 7.30m (11' 9" x 23' 11")

**Utility Room**  
2.25m x 2.00m (7' 4" x 6' 6")

**Study**  
3.3m x 2.05m (10' 9" x 6' 8")

### **First Floor Specifications:**

**Principal Bedroom**  
4.11m x 3.55m (13' 7" x 11' 7")

**Bedroom 2**  
3.65m x 3.70m (12' 0" x 11' 5")

**Bedroom 3**  
3.65m x 3.70m (12' 0" x 12' 1")

**Bedroom 4**  
3.60m x 2.55m (11' 8" x 8' 4")

**Services**  
Mains water, gas, drainage and electricity are connected.

**Tenure**  
The property is freehold

**Council Tax Band: E**  
East Cambridgeshire District Council

**Viewing:**  
Strictly by prior arrangement with Pocock & Shaw.  
KLS





FIRST FLOOR



GROUND FLOOR

**pocock & shaw**  
Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire  
Tel: 01638 668 284  
Email: burwell@pocock.co.uk www.pocock.co.uk

**An independent firm with five local offices and London marketing via the Mayfair Office**

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