



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this stunning detached bungalow in Fordham, CB7. The property enjoys a quiet cul-de-sac position close to the entrance of Hillside Meadow and is within walking distance of the many fantastic amenities Fordham has to offer. Within Fordham there is a well stocked Co op mini supermarket, a number of eateries including a Chinese restaurant with takeaway, pub with curry house, fish & chip shop, petrol station, gastro pub and very well known, popular butchers. All of the above are within 5 to 10 minutes walk of the property. With regards to education, within Fordham there is a very well known and well respected Primary school which is highly sought after by local families and the property is within the catchment area of Soham Village College for secondary education.

Fordham offers the perfect commuter base with easy access to Ely (which has a train station with direct access to London Kings Cross) less than 8 miles away (around a 13 minute drive), Cambridge which is 18 miles away (around a 30 minute drive), Newmarket which is 5 miles away (around a 15 minute drive) and Bury St Edmunds which is 19 miles away (around a 25 minute drive).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this truly stunning detached bungalow in Hillside Meadow, Fordham, CB7. Located close to the entrance of this attractive and highly sought after cul-de-sac, the property has been cleverly extended by the current owners and is as attractive on the inside as it is from the outside. Offering a modern and high specification throughout, the open plan and free flow of the layout of this property offers the perfect living space to entertain and socialise.

Upon approaching the property, it is clear how much love and effort the current owners have put into the property. With anthracite grey windows, paved driveway for multiple vehicles and part rendered exterior, this really sets the scene for the stunning interior which greets you once inside. The hallway has hexagonal tiled flooring which is perfectly set off against the geometric patterned wallpaper. There is an alcove which has been created to make a work from home office space and there is also clever storage for coats and shoes within the hallway. Directly off the hallway, there is also a cloakroom decorated in a monochrome colour palette and consists of a W.C. and hand basin and the boiler is also housed within the cloakroom behind a bespoke built cupboard.

Directly off the hallway, you are welcomed into the amazing kitchen diner which is an extension to the original property. With large bi-folding doors directly into the rear garden, the kitchen really offers the ultimate in indoor / outdoor living. The kitchen has a large island which can seat four to five people with a feature brass pendant light over the island as well as spotlights to create different ambiances within the space. Within the kitchen there is a Lamona electric oven, built-in microwave and plate warmer, electric hob with feature black cooker hood, integrated fridge, freezer, washing machine, dishwasher and double sink with black extendable tap. The dark grey kitchen units are perfectly set against the white metro tiles and stunning Silestone worktops. Directly off the kitchen, there is a family / children's play room which could also be used as a gym or larger office space if required by the new owner.

The open plan living and dining room can be accessed from both the hallway and the double glazed doors from the play room. This L shaped space has herringbone flooring with a window overlooking the front of the property in the dining space and French doors leading to the rear garden in the living space. The dining space could fit a table for six to eight people and the living room enjoys an original feature fireplace with tiled surround.

From the living and dining room, there is a doorway leading to an internal corridor from which all of the bedrooms are located. The first bedroom you come to on the left of the hallway, is bedroom four which can comfortably fit a single bed and wardrobe. The next room on the right of the hallway is the family bathroom. Featuring grey metro tiles on the walls with a contrasting grey tiled floor, the family bathroom has a bath with shower attachment, W.C., vanity hand basin with under counter drawers and an additional storage cupboard. Next to bedroom four on the left hand side of the hallway, is bedroom three. Overlooking the side of the property, this room is a great size and could comfortably fit a double bed and additional furniture. Bedroom two

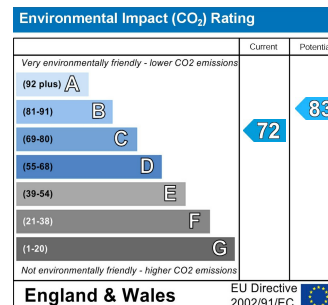
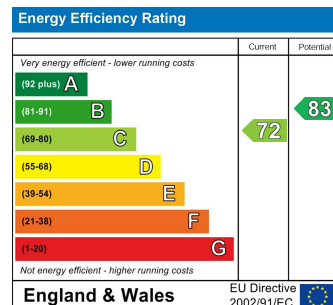
has dual aspect windows overlooking the front and side of the property, with one of these windows being a bay which floods the room with light. Bedroom two is also a great size and the shape of the room allows for a variety of different furniture layouts. The master bedroom overlooks the front of the property. With a feature panelled wall and mirrored wardrobes, the master bedroom offers a calm and peaceful space to relax after a busy day. The master bedroom has the added bonus of a fantastic en-suite which has a walk-in shower with dual shower heads, W.C. and vanity sink with under counter drawers offering valuable storage.

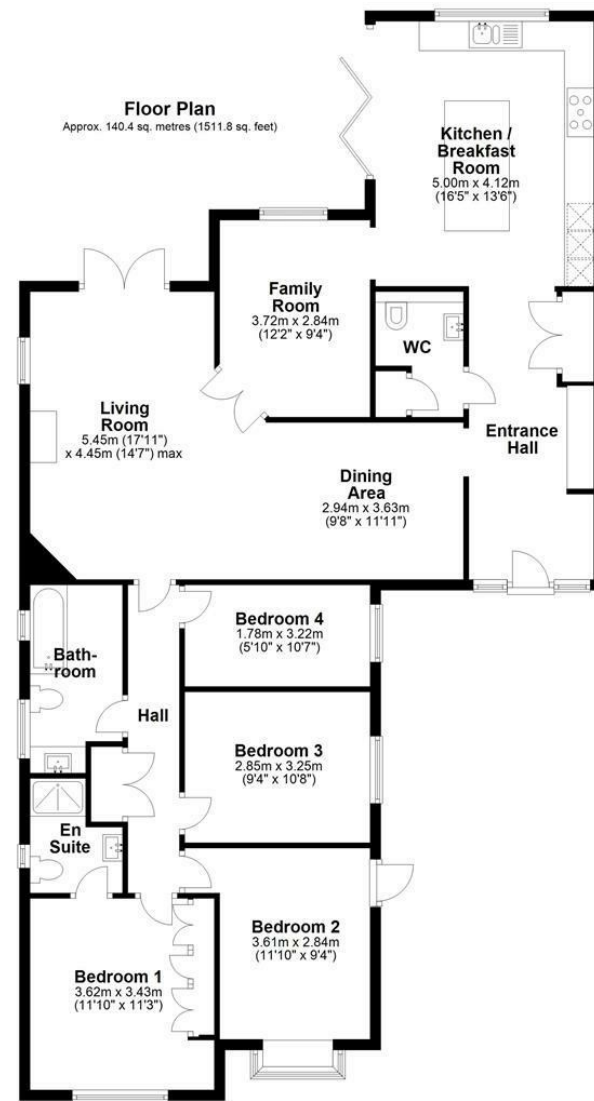
Outside the front of the property, there is a paved driveway with parking for at least three vehicles. The property also has CCTV cameras and an intruder alarm offering the new owner the comfort knowing their property is always being monitored, even if they're not at home. To the rear of the property, The rear garden has a large decked area which is at the same level as the house so there is no step from the house into the garden which offers a seamless transition between the two spaces. The rear garden is mainly laid to lawn with raised feature flowerbeds. At the end of the garden, there is a large shed and a barked play area which has been lovingly used and enjoyed by the current owners and their children.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Council tax: Band D = £2,003 for 2022 - 2023
Chain: Chain free





Total area: approx. 140.4 sq. metres (1511.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	72	83	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	72	83	
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