



Trinity Close, Fordham, CB7 5PB

**CHEFFINS**

## Trinity Close

Fordham,  
CB7 5PB

- Detached Bungalow
- Open Plan Kitchen/Dining/Living Room
- 3 Bedrooms
- Under Floor Heating Throughout
- Modern Bathroom
- Enclosed Rear Garden
- Driveway & Garage

A beautifully presented modern 3 bedroom detached bungalow located in a peaceful residential area, offering direct access to a private communal green space at the rear. The property benefits from a spacious open plan kitchen, dining and living area with bi-fold doors leading to the enclosed rear garden, under floor heating throughout, a generously sized driveway to the front and a detached garage.

3 1 1

**Guide Price £485,000**





## LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.

**ENTRANCE HALL**

with a composite entrance door with 2 full length obscure windows either side, LVT flooring with under floor heating, individual thermostat, loft access, inset spotlights, large double door storage cupboard, further storage cupboard housing the under floor heating controls, water softener (available by separate negotiation), and wall mounted gas boiler.

**OPEN PLAN KITCHEN/DINING/LIVING AREA**

with a range of matching wall and base units, stainless steel sink with boiling hot water tap, Lamona eye level electric oven, 4 ring Miele induction hob with extractor hood over, tiled splashbacks, LVT flooring with under floor heating, wine fridge (available by separate negotiation), breakfast bar seating area, individual thermostat, air conditioning unit (available by separate negotiation), window overlooking the rear garden and 2 sets of bi-folding doors.

**BEDROOM 1**

A spacious room with double built-in wardrobes, inset spotlights, under floor heating, individual thermostat and a window to the side aspect.

**BEDROOM 2**

A good sized room with with under floor heating, individual thermostat, inset spotlights and a window to the front aspect.

**BEDROOM 3/STUDY**

with built-in wardrobes, under floor heating, individual thermostat and a window to the side aspect.

**BATHROOM**

with a low level WC, vanity wash basin, side panel bath with large rainfall shower over, inset spotlights, tiled walls, tiled floor with under floor heating, individual thermostat, chrome heated towel rail, window to the side aspect.

**OUTSIDE**

The garden is mainly laid to lawn with a generous seating area which wraps around the corner of the bungalow with the bi-folding doors. The garden is enclosed by timber fencing with gated rear access leading to a private communal green area (available for residents to use). To the side of the property is a further laid to lawn area, pathway, timber built shed, side gated access and security lighting.

To the front of the property is a large driveway laid to shingle with parking for several cars.

**DETACHED GARAGE**

with 2 doors which open outwards.

**SALES AGENTS NOTES**

Please note there is currently a £100 annual charge for upkeeping the communal areas of Trinity Close, such as the green area to the rear of the property. (We are advised this is reduced to £50, if paid within the set timeframe).

The property is accessed via a right of way over the neighbours driveway.

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating

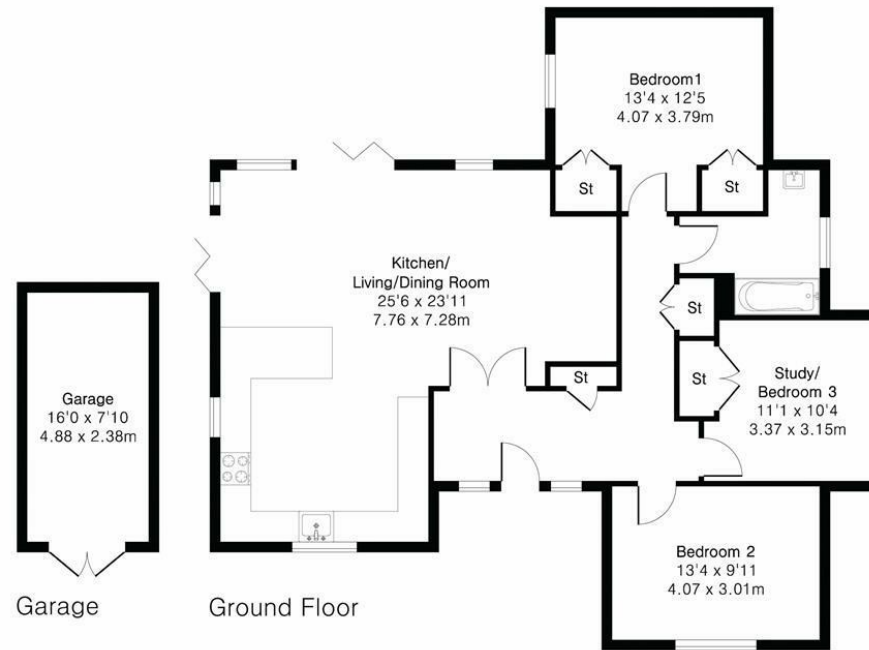
|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 89        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 78                         |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



Guide Price £485,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - East  
Cambridgeshire



**Approximate Gross Internal Area 1126 sq ft - 105 sq m  
(Excluding Garage)  
Garage Area 125 sq ft - 12 sq m**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**CHEFFINS**

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


**CHEFFINS**