



Fordham Road, Freckenham, IP28 8JB

**CHEFFINS**

# Fordham Road

Freckenham,  
IP28 8JB

- Individual Detached Bungalow
- 4 Bedrooms
- Bathroom & Shower Room
- Superb Large Reception Room
- Well Equipped Fitted Kitchen
- Non-Estate Village Location
- Views Over Open Farmland
- Available now

A substantial individual 4 bedroom detached bungalow superbly presented throughout standing in a large plot with views to the rear over open farmland. The property has been extensively renovated and updated throughout and benefits from an exceptional large double aspect living/dining room with contemporary wood burning stove, a well equipped stylish modern fitted kitchen and refurbished bathroom and separate shower room. Features include a large parking area, a garage and gardens overlooking Paddocks and farmland. EPC: D Council Tax : D

4 2 1

Offers In Excess Of





## LOCATION

FRECKENHAM is a sought after village conveniently situated 6 miles north of Newmarket, 16 miles north east of Cambridge and 16 miles North West of Bury St. Edmunds. Amenities include a public house, a village hall & a Church. Fordham & Isleham (3 miles) have more extensive facilities including a primary school and a range of shops.

**ENTRANCE PORCH**

with a part glazed entrance door, quarry tiled flooring.

**HALLWAY**

with parquet wood block flooring, built-in storage cupboards.

**LIVING/DINING ROOM**

A superb double aspect room with a freestanding wood burning stove with a stone hearth, stone effect Karndean flooring.

Living area with an acoustic wood feature wall.

**KITCHEN**

with a bespoke fitted kitchen comprising Dekton stone effect worktops with inset sink unit, integrated Neff oven and grill and 4 ring induction hob with downdraft extractor fan, integrated Fisher & Paykel dual dishwasher, integrated fridge, freezer and wine fridge, corner carousel units, sliding larder cabinet, Karndean stone effect flooring, breakfast bar and a pair of glazed doors leading to the living/dining room.

**SIDE LOBBY**

with a half glazed entrance door to the outside.

**BEDROOM 1****BEDROOM 2**

with built-in wardrobes.

**BEDROOM 3**

with built-in wardrobes.

**STUDY/BEDROOM 4**

with a half glazed door leading to the rear garden.

**SHOWER ROOM**

with a walk-in shower cubicle, hand basin, concealed cistern low level WC, tiled walls, Karndean tiled flooring.

**BATHROOM**

with a contemporary corner bath, hand basin, low level WC, part tiled walls, Karndean tiled flooring.

**OUTSIDE**

The property is situated close to the edge of the village with far reaching views to the rear over farmland. The front is approached via a long driveway with a large shingled front garden with sleeper edge borders. To the right hand side the driveway extends to a further parking area with a covered entrance porch leading to the side door.

To the rear of the property is a garden laid to lawn with established trees and shrub and flower borders, paved patio area, timber studio/workshop and greenhouse. Enjoying views to the rear over Paddocks and open farmland.

**GARAGE**

To the rear of the house with a metal up and over door to the front, pedestrian door leading to a storage area at the side.

**LETTING AGENTS NOTES**

Deposit - £1961.00

Holding Deposit - £392.00





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Offers In Excess Of £449,995

Tenure - Freehold

Council Tax Band - D

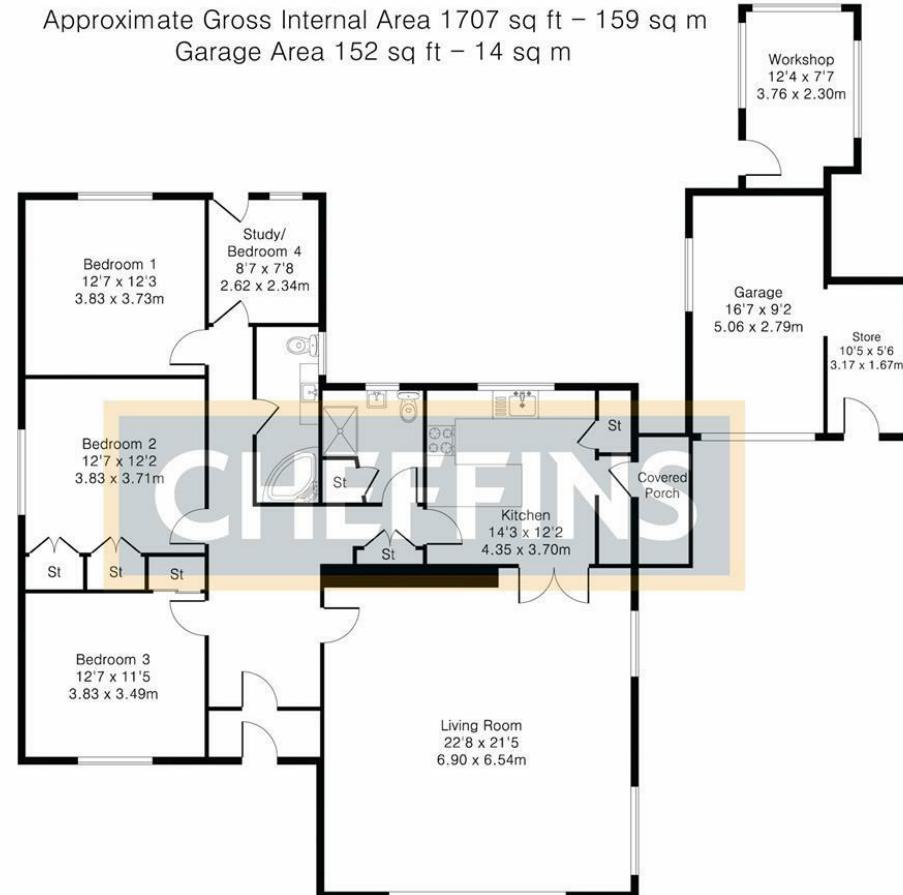
Local Authority - West Suffolk







Approximate Gross Internal Area 1707 sq ft – 159 sq m  
Garage Area 152 sq ft – 14 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Certified  
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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.