



56 Mill Lane, Fordham
Ely

Guide Price **£575,000**





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Fordham, Ely

A beautifully presented 4-bedroom detached bungalow, backing onto a pretty river in a desirable village location of Fordham This property offers excellent potential to extend (STPP), with a generous plot, a stunning open-plan kitchen/dining room with double sliding doors into the garden, a separate utility room, a large lounge, a conservatory, 4 generous bedrooms, a family bathroom and en-suite to the primary, a private rear garden, and secure driveway parking for multiple vehicles.

- Detached Bungalow
- Secure Driveway Parking For Several Vehicles
- Sought After Village Location On A Popular Road Backing On To A River
- Generously Sized Plot
- Excellent Potential To Extend (STPP)
- 4 Well-Proportioned Bedrooms
- Open Plan Kitchen/Diner
- Large Lounge
- Entrance Hall
- Shower Room & Family Bathroom

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Property Insight

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This beautiful detached property enjoys excellent kerb appeal, set behind a 5-bar gate, with an incredibly well-maintained and generous frontage, gravel gardens, beds of hedgerows, lots of space for potted plants, side access to the rear, and plenty of off-road parking. Upon stepping inside, the entrance hallway is incredibly spacious, welcoming and nicely decorated, with carpets, pendant lighting, room for furniture, integrated storage, and access through to the entire living space.

The lounge is an excellent size, benefiting from windows to a dual aspect, a feature fireplace with a wood-burning stove, an inset log store, plush carpets, pendant lighting, and vast amounts of space for lounge and storage furniture.

The kitchen/dining room is wonderfully open-plan, with windows to a triple aspect, double sliding doors out onto a beautiful patio, wood and tiled flooring, inset and pendant lighting, a wide range of modern base and wall units, wood worktops, a breakfast bar, an integrated double oven, hob, extractor hood and dishwasher, and space for a fridge/freezer and other small kitchen appliances. The utility room provides further storage, access to a cloakroom WC, and space for large laundry appliances. A door also leads through to a large conservatory, offering further versatile reception space and a glorious garden outlook.





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Through to the sleeping quarters, this lovely bungalow offers incredibly generous accommodation, with 4 well-proportioned bedrooms and a family bathroom comprising a bath, a shower, a WC, a heated towel rail and hand wash basin. The primary bedroom is particularly generous and enjoys its own en-suite, with a shower, WC and hand wash basin.

Outside, to the rear, the garden is an incredible size, fully enclosed by fencing and offering a wonderfully private space to sit and relax in the sunshine. It is laid mainly to lawn, with a beautiful paved patio, providing space for garden furniture, enjoying family meals and entertaining visitors. There are well-maintained and established borders and beds, full of mature shrubs and colourful plants, trees at the back giving pretty views, access to a shed, and plenty of scope for future owners to put their own touches on things.

Contact Ensum Brown today to arrange your private viewing appointment.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.



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Location - Fordham

Fordham is a pretty parish village situated in rural Cambridgeshire, 4 miles north of Newmarket and close to the settlements of Soham, Burwell, Isleham, Mildenhall and Chippenham. It is also 17 miles from the city of Cambridge and 19 miles from Bury St Edmunds.

Fordham enjoys a rich heritage and has been discovered to be occupied for several thousand years after Early Bronze Age and Iron Age weapons and tools were found. The parish church of St Peter & St Mary Magdalene is a Grade I listed building dating back to the 12th Century and is noted for its fine and unusual 14th Century north chapel, with an upper floor and undercroft. The church continues to have regular services and activities for all ages.

The Crown, The Chequers and The White Pheasant are three excellent pubs/restaurants in Fordham that offer food and drinks in comfortable and friendly settings. There are many shops and amenities, including a Primary School which feeds into Soham Village College, a convenience store, a coffee shop, a butchers, a garden centre, a service station, a recreational ground, a fish and chip shop, post office, and a regular carboot sale.

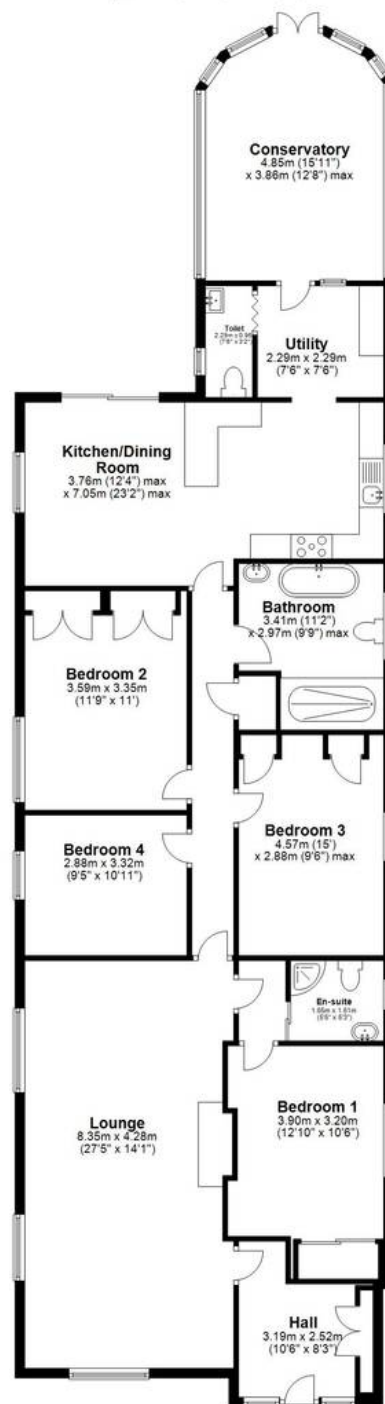
The village's proximity to Newmarket means residents have access to the town's many other amenities, such as the train station offering regular services to both Cambridge, London Kings Cross and Ipswich. The A11 and A14 are also very easily accessible and provide access to Cambridge and Bury St Edmunds in less than 30 minutes.

If you're looking to purchase in the area, we highly recommend giving this lovely village a visit!



Ground Floor

Approx. 171.6 sq. metres (1846.9 sq. feet)



Total area: approx. 171.6 sq. metres (1846.9 sq. feet)



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