



Melford Close, Burwell

Pocock + Shaw

17 Melford Close
Burwell
Cambridge
Cambridgeshire
CB25 0JG

A modern detached four bedroom family house attractively situated in a quiet cul de sac within a popular modern development, ideally located for all village amenities and local schools.

Guide Price £450,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

With the benefit of UPVC double glazing and a gas fired (recently installed boiler) heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door, window to the side, radiator, cupboard housing the gas fired boiler.

Cloakroom

With a window to the front, handbasin, low level wc, radiator.

Study 2.98m (9'9") x 2.23m (7'4")

With a window to the front, double radiator.

Dining Room 3.92m (12'10") x 2.93m (9'7")

With a window to the front, double radiator, staircase to the first floor, door to the kitchen and double doors to:

Sitting Room 5.56m (18'3") into bay x 3.28m (10'9")

With a large Bay window to the rear and over looking the garden, fireplace with a coal effect gas fire with wooden surround, double radiator, French doors to the garden and an under stair cupboard.

Kitchen/Breakfast Room 3.68m (12'1") x 3.43m (11'3")

Fitted with a range of matching base and eye level units with worktop space over, 1+1/4 bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, fitted eye level electric double oven, built-in four ring gas hob with extractor hood over, window to the rear, part glazed door to the garden, double radiator and recessed ceiling spotlights.

First Floor

Landing

With a window to the side, radiator, access to the loft space, airing cupboard with hot water cylinder.

Bedroom 1 3.71m (12'2") x 3.00m (9'10")

With a window to the front, radiator and extensive range of built in wardrobes, door to:

En-suite Bathroom

Fitted with a four piece suite comprising of a corner bath with jacuzzi under jets with mixer tap, wash hand basin with cupboard under and mixer tap, tiled splashback, shaver point, shower enclosure, low-level WC, extractor fan, window to the front, double radiator and two wall light points.

Bedroom 2 3.67m (12') x 2.84m (9'4")

With a window to the rear, radiator, built in wardrobe.



Bedroom 3 2.84m (9'4") x 2.58m (8'6")
With a window to the rear, radiator, built in wardrobe.

Bedroom 4 2.82m (9'3") x 2.35m (7'9")
With a window to the front, radiator, built in wardrobe.

Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point and light, window to the rear, radiator.

Outside

Front garden with slate bed, driveway providing off road parking for several cars, access to the garage and path to the front door.

Rear garden (11.7m x 9.5m) laid to lawn with patio, shrub borders, ornamental trees, screen fencing and path with gate to the front and access to the rear of the garage. **Garage** about 5.05m x 5.04m with light and power, two up an over doors and side personal door.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: E East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

