



Spring Close Burwell Cambridgeshire

Pocock + Shaw



22 Spring Close  
Burwell  
Cambridgeshire  
CB25 0HF

A truly unique and rather special period cottage with origins back to the 1800's, combining character with modern day convenience, enviably positioned overlooking historic Spring Close, Burwell Castle and delightful grassy meadow to front.

Guide Price £595,000





Burwell is situated in pleasant countryside approximately eleven miles northeast 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 and Cambridge North into London Liverpool Street and King Cross Stations.

This charming detached cottage has been comprehensively and sympathetically extended to provide attractive accommodation arranged over two floors offering an array of adaptable spaces providing a blend of traditional features with modern enhancements, making it an inviting space for family living.

The home has an internal connecting door and dual entrances. Via the the recent addition, or via the main cottage leading to its characterful lobby opening into the spacious original kitchen/dining room and through to the snug/sitting room, featuring handsome original fireplaces, exposed ceiling and wall beams enhance the rustic charm, stairs rise to the first floor leading to three bedrooms on the upper level.

A further family room leading into the recent addition enjoys underfloor heating to the ground floor, double doors leading to the rear garden, a superb modern fitted kitchen, further ground floor cloakroom and landing above with generous dual aspect bedroom and a fine well equipped bath/shower room.

Outside the property is nestled pleasantly along a village lane, enjoys a private plot with off road parking, a single garage and enclosed rear garden with patio area for outside enjoyment.

With the benefit of a gas fired radiator heating system, in detail, the property comprises:-

### **Ground Floor**

#### **Entrance Hallway**

With an entrance door, under floor heating, open plan to Sitting Room, door to:

#### **Cloakroom**

Double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan with recessed ceiling spotlights.

#### **Storage cupboard**

Housing the wall mounted gas fired boiler unit.

#### **Kitchen/Dining Room** 5.54m (18'2") x 2.84m (9'4")

Fitted with a matching base and eye level units with worktop space over, sink with single drainer with mixer tap, integrated washing machine, space for fridge/freezer, fitted electric oven, four ring electric ceramic hob with extractor hood over, window to side, window to front, under floor heating, floor and recessed ceiling spotlights.

#### **Sitting Room** 5.23m (17'2") x 3.77m (12'4")

Two windows to rear, under floor heating, wall light point(s), stairs rising to first floor, French doors leading to rear garden area. A connecting door, leading to:

#### **Sitting Room** 4.45m (14'7") x 3.32m (10'11")

With a window to front, double radiator, burner stove, carpet flooring, door to:



**Kitchen/Dining Room** 5.94m (19'6") x 4.45m (14'7") max

A splendid and generous space equipped with two stoves and fitted with a matching range of base and eye level units with worktop space over, stainless steel sink 1+1/4 bowl with single drainer, mixer tap and tiled splashbacks, plumbing for dishwasher, uPVC double glazed window to rear aspect, two uPVC double glazed windows to front aspect, double radiator, recessed ceiling spotlights, stairs lead to first floor. Door to:

**Shower Room**

Fitted with three piece suite comprising large shower enclosure with glass screen door, shower over, pedestal wash hand basin with tiled splashbacks, low-level WC, extractor fan, uPVC double glazed window to front aspect, radiator.

**Utility Room** 3.13m (10'3") x 1.19m (3'11")

Space and plumbing for for washing machine, wooden shelving and storage space.

**First Floor**

**Landing**

Skylight window, carpet flooring, radiator.

**Bedroom** 5.61m (18'5") x 2.80m (9'2") max

With a window to front and window to side aspects, two radiators, fitted double door wardrobe and drawer unit, fitted carpet.

**Bath & Shower Room**

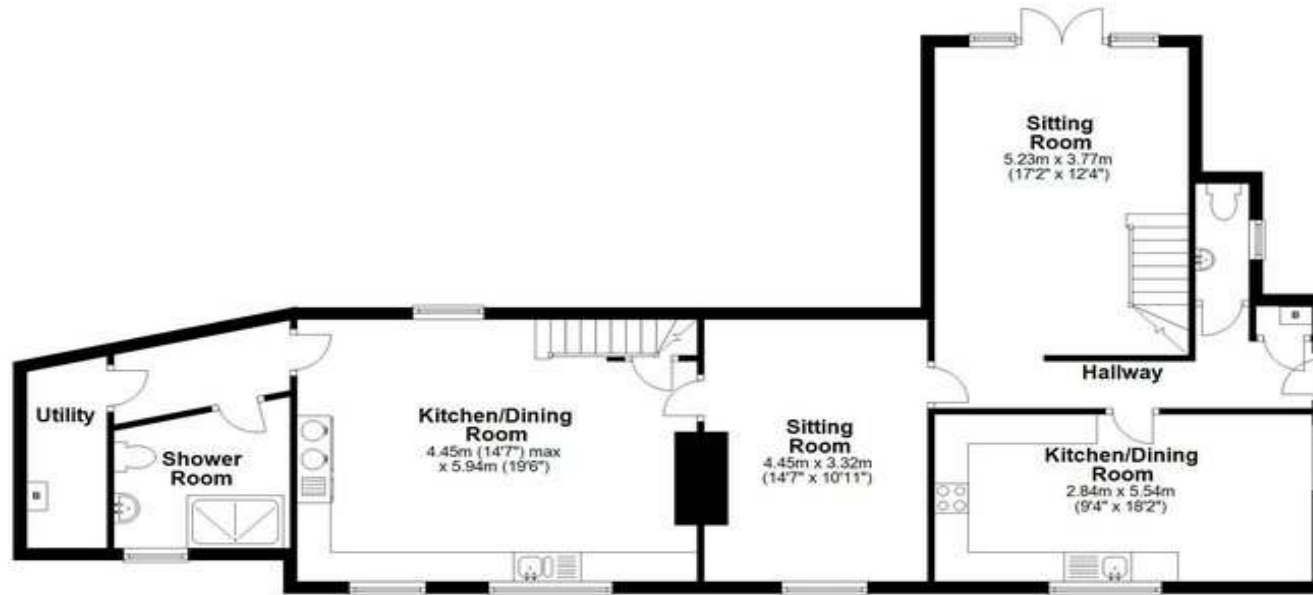
Fitted with four piece suite comprising whirlpool bath with mixer tap, pedestal wash hand basin, shower enclosure with sliding glass screen doors, low-level WC, extractor fan, with a window to side, heated towel rail, recessed ceiling spotlights.





### Ground Floor

Approx. 99.8 sq. metres (1074.8 sq. feet)



### First Floor

Approx. 80.9 sq. metres (871.3 sq. feet)



Total area: approx. 180.8 sq. metres (1946.1 sq. feet)

## Landing

With a hardwood window to rear aspect, radiator, carpet flooring, access to loft space.

## Bedroom 1 4.55m (14'11") x 3.31m (10'10")

With a UPVC double glazed window to front, radiator, double door wardrobe, fitted carpet.

## Bedroom 3 2.93m (9'7") max x 2.22m (7'3")

UPVC double glazed window to front, radiator, double door wardrobe.

## Bedroom 2 4.50m (14'9") x 2.72m (8'11")

UPVC double glazed window to side, exposed beams, fitted carpet, fitted wall lights, radiator.

## Tenure

The property is freehold.

## Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

The property is in a low flood risk area.

## Internet connection:

Basic: 18Mbps, Ultrafast: 57Mbps.

Mobile phone coverage by the four major carriers available.

## EPC: D

## Council Tax Band: C

East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS







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

59 High Street, Burwell, Cambs, CB25 0HD  
01638 668284 burwell@pocock.co.uk www.pocock.co.uk

