



Silver Street, Burwell, Cambridgeshire

Pocock + Shaw

31 Silver Street
Burwell
Cambridgeshire
CB25 0EF

A charming Edwardian 3 bedroom cottage of character with delightful features of the period including fireplaces and wooden floors. Pleasantly situated close to the centre of the village. Sitting room, dining room, updated kitchen, bathroom, shower room, long rear garden. EPC:D

Asking Price £310,000



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 and Cambridge North into London Liverpool Street and King Cross Stations.

A charming Edwardian 3 bedroom cottage of character with delightful features of the period including fireplaces and exposed wooden floors. Pleasantly situated close to the centre of the village centre and all amenities. Offering spacious and versatile accommodation arranged over 3 floors to include an attractive open plan sitting room/dining room with wood burner, modern kitchen, utility area, shower room. With two double bedrooms and family bathroom on the first floor, a spacious bedroom to the second floor. Benefits include a gas fired central heating system, and double glazing, part underfloor heating. In addition boasting a long rear garden with timber garden shed, wooden wood storage area, decked seating area, useful summer house/ garden room/office.

Dining Room 3.88m (12'9") x 3.08m (10'1")

With an entrance door, window to front aspect, feature fireplace housing wood burner stove, radiator, exposed wooden flooring, recessed ceiling lights. stairs rising to first floor, open plan to:

Sitting Room 3.88m (12'9") x 3.66m (12')

With a window to rear aspect, corner storage cupboard, plumbing & space for washing machine, wooden shelving, exposed wooden flooring, radiator, wall mounted electric heater.

Kitchen 2.86m (9'5") x 1.80m (5'11")

Fitted with a matching range of base and eye level units with woodblock worktop space over, built-in, electric, fan assisted double oven, built-in four ring hob, electric

eye level grill, boiler cupboard housing the wall mounted combination gas boiler, butler style sink unit with single drainer, stainless steel swan neck mixer tap, ceiling spot lights, underfloor heating, tiled splashbacks, window to side aspect, door leading to rear garden.

Utility Room 1.52m (5') x 1.52m (5')

Fitted with a matching range of base and eye level units with woodblock worktop space over, underfloor heating, plumbing and space for washing machine, access to roof space, space for fridge/freezer.

Shower Room

Three piece suite comprising recessed tiled shower cubicle with waterfall shower plus hand attachment over, matching shower base and curtain rail, hand wash basin, low level WC, window with obscured glass to rear aspect, extractor fan, heated towel rail.

First Floor Landing

With staircase rising to the second floor to bedroom 3, door leading to:

Bedroom 1 3.88m (12'9") x 3.03m (9'11")

With a window to front aspect, large corner storage cupboard, alcove storage, ceiling pendant light, radiator, carpet flooring.

Family Bathroom Fitted with a three piece suite comprising free standing claw foot roll top bath with stainless steel mixer tap & shower attachment, hand wash basin, tiled splashbacks, low level WC, part panelled walls, with an obscured glass window to rear aspect, radiator, wood effect flooring, wooden storage unit.

Bedroom 2 2.92m (9'7") x 2.82m (9'3")

With a window to rear aspect, radiator, carpet flooring, corner storage cupboard.

Second floor

Bedroom 3 5.10m (16'9") x 3.40m (11'2")

Converted loft room, a versatile space with 2 velux skylight windows to front and rear aspects, laminate flooring, 2 eaves storage cupboards, 2 wall mounted light fittings, radiator.

Outside, Front

Paved frontage with picket fencing, pathway to front door.



Outside, Rear

Charming fully enclosed rear garden predominately laid to lawn with flower beds containing a variety of mature plants, paved patio area, brick built storage shed, summer house with decked area to front.

Note & Services

There is a pedestrian right of access across the garden at the rear of the building from the adjoining property and in turn over the property to the right-hand side.

The property is standard construction.

The property is in Burwell North Street Conservation area.

The property is in a very low flood risk zone.

Mobile coverage by the 4 major providers.

Broadband: Basic 15 Mbps, Superfast 80 Mbps.

Satellite / Fibre TV Availability: BT Sky

Tenure The property is freehold.

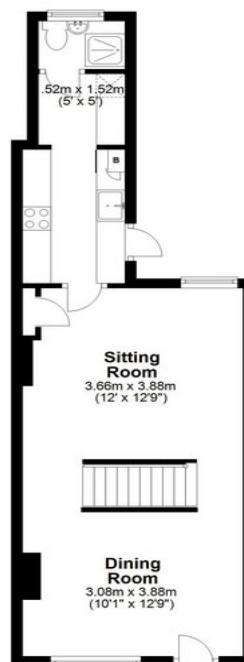
The property has a registered title.

EPC:D

Council Tax: B East Cambs. District Council

Viewing By Arrangement with Pocock + Shaw KS

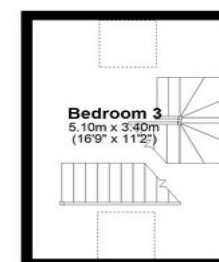
Ground Floor
Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.1 sq. feet)



Second Floor
Approx. 17.3 sq. metres (186.4 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)



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

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