



Grantchester Rise, Burwell

Pocock + Shaw

3 Grantchester Rise
Burwell
Cambridgeshire
CB25 0BE

Impressively updated and beautifully presented three bedroom end of terrace house, situated within an established no through road on the outskirts of the village. The home also benefits from a generous triple aspect sitting room, modern kitchen/dining room, shower room and separate cloakroom. Outside there is a detached single garage and driveway parking, complimented by an enclosed garden to the rear.

Asking Price £329,000



Burwell is a charming village located in scenic countryside, approximately eleven miles northeast of the university city of Cambridge and just four and a half miles from Newmarket, a town famous for its horse racing. The village boasts a rich variety of properties, from historic period cottages to modern family homes, offering a blend of architectural styles. The village is well-serviced with an excellent range of amenities, including a primary school, doctors' surgery, dentist, various local shops for everyday needs, a church, public houses, and a regular bus service. Its prime location offers easy access to the A14 dual carriageway, providing strong connections to regional traffic routes like the M11 to London and the A11 to the east.

Entrance Hallway

With an entrance door, window to side aspect, carpet flooring, radiator, staircase rising to first floor, doors to:

Sitting room

A gloriously light filled triple aspect room with two windows to front aspect and a window to side, radiator, carpet flooring.

Kitchen / dining room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap and single drainer, space for washing machine and dishwasher, oven and four ring hob with extractor hood over, space for fridge freezer, understairs storage cupboard/larder. Laminated flooring, windows to front and rear aspects, door leading to rear garden.

First Floor

Landing

Carpet flooring, doors to:

Bedroom 1 With a window to front and a window to side aspects, radiator, wall mounted light fitting, carpet flooring.

Bedroom 2

With a window to front aspect, fitted wardrobe with rails and shelving, wall mounted light fitting.

Bedroom 3

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

Airing cupboard

A super size storage room with fitted wooden shelving and plenty of storage space, wall mounted gas fired boiler, carpet flooring, access to loft space.

Outside, Front

The property is set pleasantly back from the road and is approached via a long driveway leading to the single garage, providing ample off road parking, the front garden is lawned, a pathway leads to the front door. **Outside, Rear** The generous enclosed rear garden is laid mainly to lawn, with a patio area and a pathway to the side. There is a water tap and external power sockets.

Services & Tenure

Mains water, gas, drainage and electricity are connected. The property is freehold. The property is not in a conservation area and is in a very low flood risk area. The property has a registered title. Mobile phone coverage by the four major carriers available

Broadband: Basic 14 Mbps. Superfast 70 Mbps.

Ultrafast 1000 Mbps. EPC: TBC

Council Tax: C. East Cambridgeshire District Council

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





Ground Floor

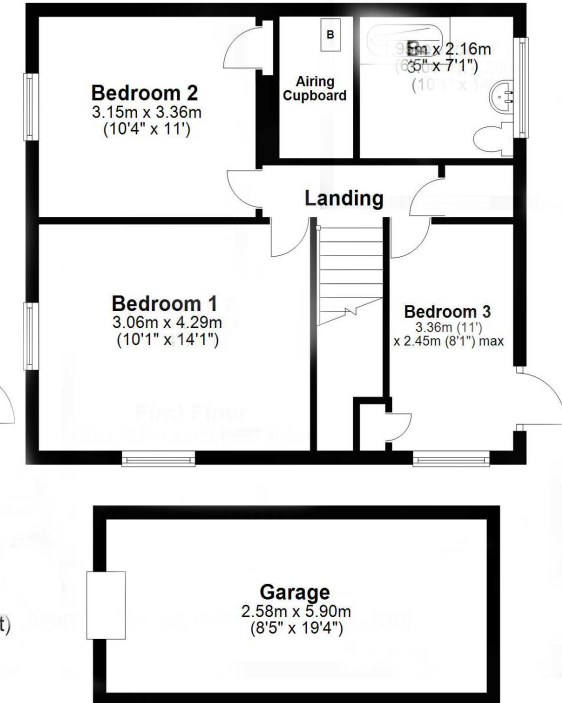
Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 113.4 sq. metres (1220.2 sq. feet)

First Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



Garage

2.58m x 5.90m
(8'5" x 19'4")

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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