



Ness Road, Burwell, Cambridgeshire

Pocock + Shaw

20a Ness Road
Burwell
Cambridgeshire
CB25 0AA

A beautifully presented 4 bedroom detached house standing in a popular non-estate location with good access to the village amenities. The house has been updated and improved by the current owners and benefits from a superb, well equipped fitted kitchen and dining area, an impressive double aspect living room and a primary bedroom with a sizeable modern ensuite shower room. Features include an integral double garage, an attractive established garden and a large driveway.

Guide Price £485,000



Location 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, 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.

Accommodation

Entrance hall with a part glazed entrance door, wood flooring, stairs leading to the first floor and under stair cupboard.

Cloakroom with a hand basin and concealed cistern low level WC, wood flooring.

Living room a generous double aspect room with a fireplace with a marble hearth, ornate surround and gas fire, sliding patio door leading to the rear garden.

Kitchen/dining room an exceptional room with a modern fitted kitchen with a range of fitted base and wall mounted units, integrated appliances including an eye level double oven and grill, 4 burner gas hob with extractor hood over, dishwasher and fridge and freezer, attractive dining area with a bay window overlooking the garden, wood effect flooring, recessed ceiling spotlights, integral door leading to the garage.

First floor

Landing with a high level Velux window.

Bedroom 1 with built in wardrobes and dresser and drawer unit.

Ensuite shower room recently refurbished and comprising a walk-in shower cubicle, hand basin with vanity unit and storage under, concealed cistern low level WC, wood effect flooring, recessed ceiling lighting.

Bedroom 2 a double aspect room with a high level built in cupboard.

Bedroom 3 with a built in wardrobe.

Bedroom 4 with a built in wardrobe.

Family bathroom with a bath with shower attachment, tiled shower cubicle, hand basin in vanity unit, concealed cistern low level WC, tile effect flooring.

Outside The property stands in a prominent position approached from Ness Road with a large driveway, low maintenance slate shingle beds and a raised planter.

An integral double garage benefits from 2 pairs of insulated doors leading to a garage space, with light and power, a sink and drainer and plumbing for a washing machine.

To the rear is a landscaped garden with a stone paved patio and footpaths, raised timber decking, a lawned area, an attractive mature walnut tree, established shrub borders and a gated pedestrian side access.

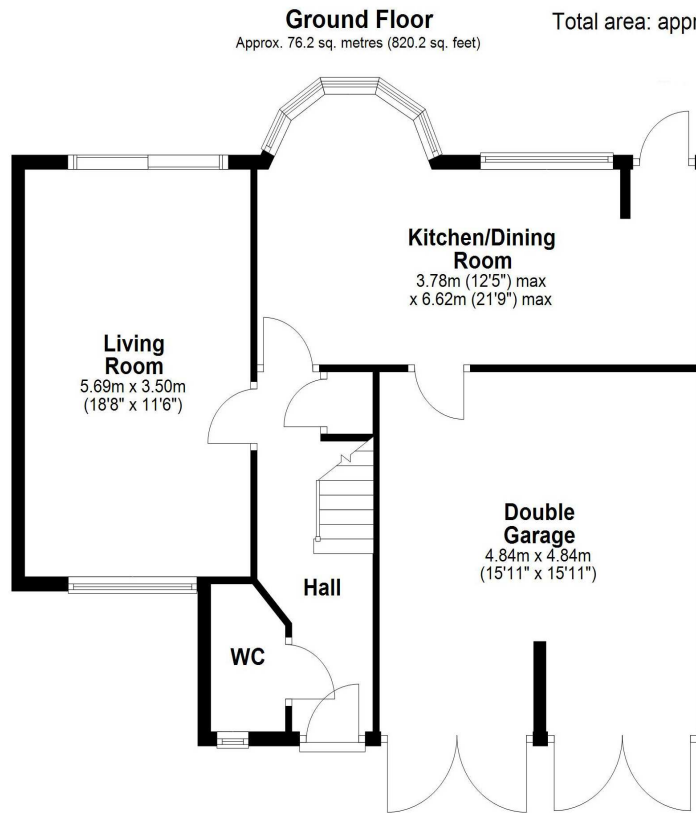
Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Superfast 121 Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available. EPC: D

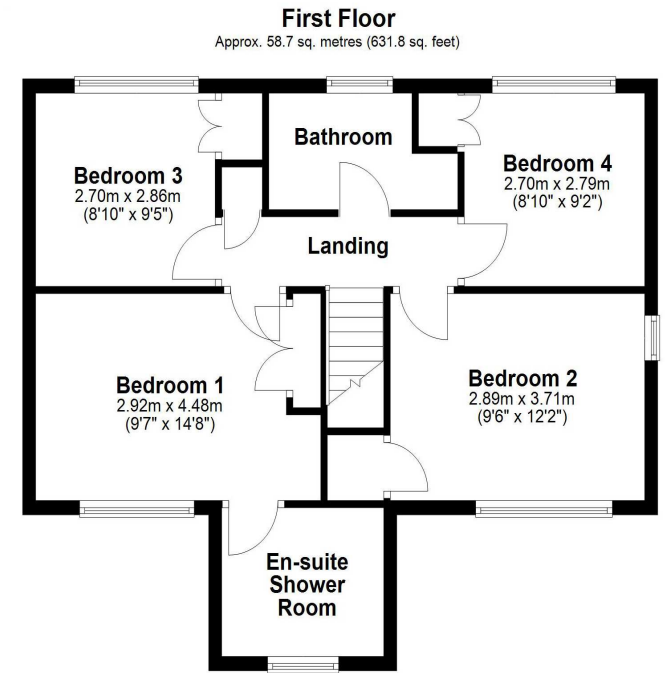
Council Tax E East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 134.9 sq. metres (1452.0 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

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

