



**33 Six Mile Bottom Road**  
**West Wrating**

**DAVID  
BURR**





# 33 Six Mile Bottom Road, West Wrating, Cambridgeshire, CB21 5NE

West Wrating is a pretty village which lies approximately 11 miles from the city of Cambridge and 8.5 miles from the historic racing town of Newmarket. The village boasts a church and public house/restaurant with a more comprehensive array of amenities in the neighbouring village of Balsham to include a school, shops and recreational facilities.

With scope for improvement, this three-bedroom semi-detached property is nestled in the beautiful countryside of West Wrating with far reaching views to the front. The property consists of an entrance hall, sitting room, kitchen/breakfast room and family bathroom downstairs. Upstairs there is three good sized bedrooms. Outside there is a range of outbuildings including a garage. The property is complete with a mature front and rear garden and also benefits from a gated driveway.

## A three bed semi-detached property in West Wrating measuring approximately 850 sq.ft of accommodation with huge potential for improvement and possibility of extending STPP.

### Ground Floor

**ENTRANCE HALL** Stairs rising to the first floor and a door leading to the:

**SITTING ROOM** A spacious room with a large window to the front aspect.

**KITCHEN/BREAKFAST ROOM** A useful space with base and matching wall units with worktop over. There is an inset sink with drainer looking out of the window to the rear aspect. There is also space and plumbing for other water appliances.

**BATHROOM** A partially tiled space fitted with a bath, hand wash basin, WC and window to the rear aspect.

**LEAN TO** Fully glazed space with sliding doors looking out to the garden.

### First Floor

**LANDING** Window to side aspect, fitted airing cupboard and loft access.

**BEDROOM 1** With built in cupboard and a large window to front aspect.

**BEDROOM 2** With fireplace airing cupboard and window to the rear aspect.

**BEDROOM 3** Window to the rear aspect.

### Outside

The property is approached by a driveway leading down to the garage. Mainly laid to lawn, the rest of the front garden is well established with a selection of hedges and shrubs, complete with far reaching views over the fields to the front. There is an additional number of outbuildings in the rear garden offering useful storage. The remainder of the rear garden is complete with a large patio as well as lots of mature plants and shrubs.



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**SERVICES** Mains water, and electricity with private drainage. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** South Cambridgeshire District Council.

**COUNCIL TAX BAND C.**

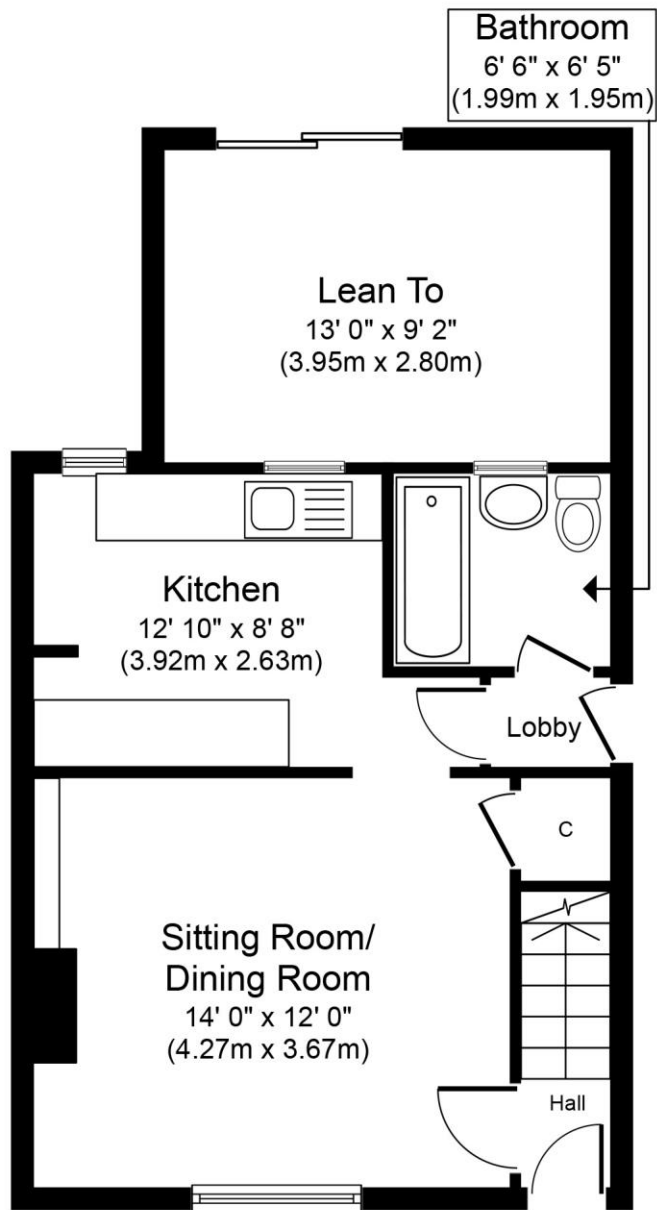
**TENURE** Freehold.

**WHAT3WORDS** symphony.ranch.clubbing

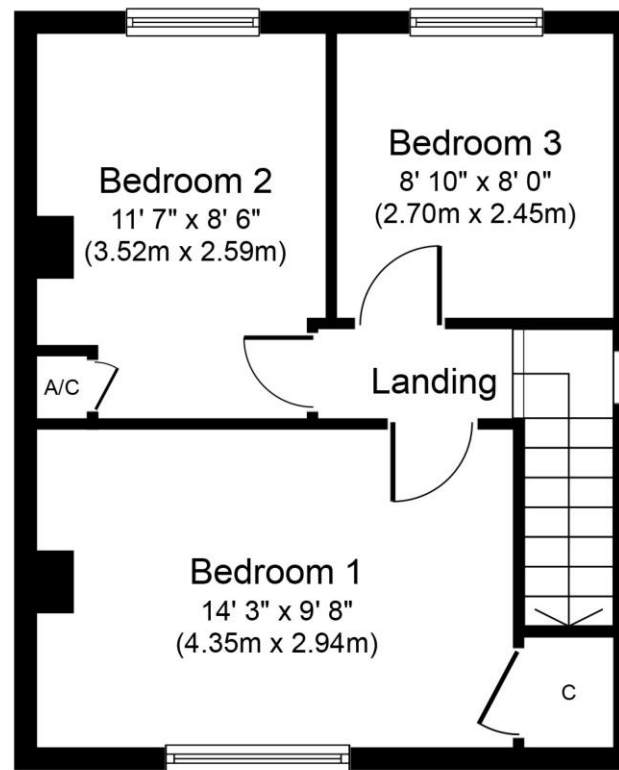
**EPC E.**

**VIEWING** by prior appointment only through David Burr estate agents.

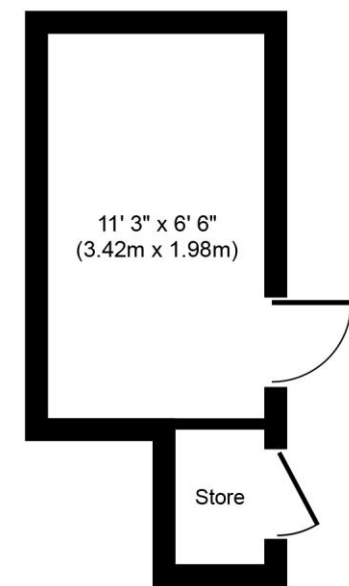




**Ground Floor**  
**Approximate Floor Area**  
**481 sq. ft.**  
**(44.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**356 sq. ft.**  
**(33.1 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**83 sq.ft.**  
**(7.8 sq.m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



