



Main Street, Westley Waterless, near Newmarket

Pocock + Shaw

49 Main Street
Westley Waterless
Newmarket
Suffolk
CB8 0RQ

A sympathetically extended 4-bedroom semi-detached period home offering scope for further enhancement and set in an idyllic village location surrounded by paddocks and rolling countryside. Standing in delightful established gardens of just under 1/3rd of an acre and with a sweeping driveway and views over paddocks to the rear.

Offers in excess of £500,000



Location Westley Waterless is a charming village located 5 miles south-west of Newmarket and 14 miles east of Cambridge. The village enjoys excellent transport links, with easy access to the A11 and M11, while nearby Dullingham station, approximately 2 miles away, provides regular services to Cambridge and onward connections to London King's Cross and Liverpool Street. A peaceful rural setting with excellent accessibility.

Accommodation

Entrance hall with a part glazed entrance door, further door opening to the living room.

Living room with a feature fireplace with a brick surround, stairs leading to the first floor.

Dining area with a tiled floor and an opening leading to the kitchen area.

Kitchen with a range of fitted base and wall mounted units, worktops with inset sinks, integrated oven and grill with a ceramic hob and extractor over, tiled flooring.

Rear hallway with half glazed door leading to the garden.

Bathroom with a bath with shower attachment, hand basin and low level WC, tiled flooring and part tiled walls.

First floor

Landing leading to;

Bedroom 1 a double aspect room with windows to the front and rear.

Bedroom 2 with a window to the front aspect.

Bedroom 3 with a window to the rear aspect.

Bedroom 4 with a window to the front aspect.

Shower room with a tiled shower cubicle.

Separate cloakroom with hand basin with storage under low level WC.

Outside The property occupies a generous plot of approximately one-third of an acre and is approached via a long, sweeping driveway leading to a large shingled parking area and an integrated double garage measuring 6.1m x 5.7m (20'0" x 18'9").

The house is surrounded by delightful, well-established gardens featuring a variety of mature shrubs, plants and trees. The grounds also include an enclosed area previously used as a small pony paddock, while to the rear there is a charming cottage garden enjoying views over the adjoining paddocks.

Services and tenure

Tenure The property is freehold.

Services

Mains water and electricity are connected.

Drainage is to a septic tank. The heating is gas fired LPG.

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: 17Mbps,

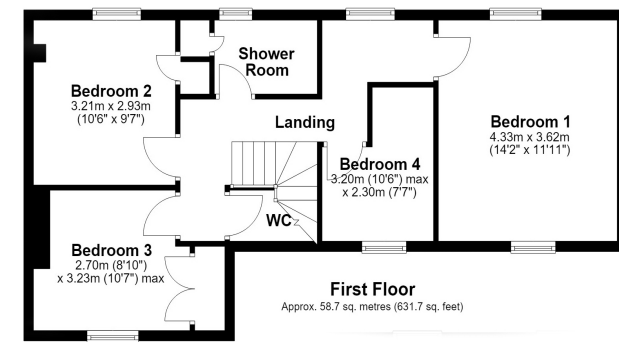
Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: TBC

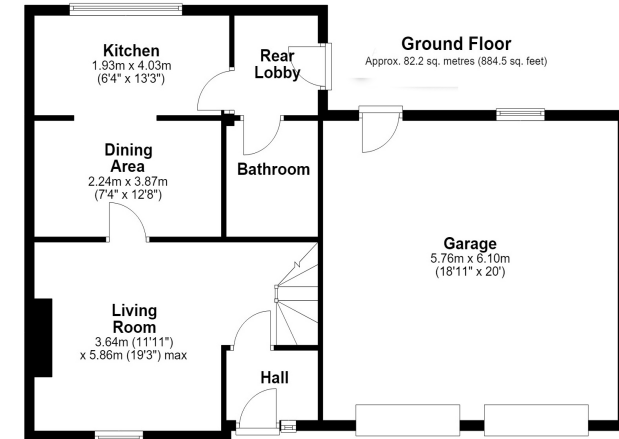
Council Tax E East Cambridgeshire District Council



Viewing: By Arrangement with Pocock + Shaw
PBS



Total area: approx. 140.9 sq. metres (1516.2 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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