



The Avenue, Burwell

Pocock + Shaw

17 The Avenue
Burwell
Cambridgeshire
CB25 0DE

An imaginatively extended and superbly presented three bedroom family home positioned towards the end of a no through road in this highly sought after Cambridgeshire village. EPC: D

Guide Price £315,000



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.

Redesigned in recent years this really well presented and deceptively spacious semi detached house offers a sizeable open plan and re-fitted kitchen/family room, living room with multi fuel burner, gorgeous refitted bathroom and three generous sized bedrooms with an ensuite to the master.

With ample parking, an enclosed rear garden, decked patio area and a useful brick built outhouse

With a gas fired radiator central heating system and with double glazing, in detail the accommodation includes:

Ground Floor

Lobby With an entrance door, window to side aspect, open plan to:

Entrance Hall With stairs rising to the first floor, radiator.

Sitting Room 4.57m (15') max x 3.88m (12'9") With a picture window to front aspect, feature fireplace housing the multi fuel burner, storage cupboard with shelving, radiator, exposed wooden flooring.

Kitchen/Dining Room 5.71m (18'9") x 5.08m (16'8") max Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with drainer, mixer tap and hose, insinkerator, tiled

splashbacks, plumbing for automatic washing machine and dishwasher, space for tumble dryer, electric oven, an additional electric fan assisted oven, built-in five ring hob with extractor hood, with a window to rear aspect, large fitted storage cupboard, laminate flooring, double door to rear garden and door to patio area.

Bathroom A superbly refitted room comprising of a three piece suite, bath with shower over, glass screen, low level wc, vanity wash hand basin in vanity unit with storage under, mixer tap, fully tiled surround, wall mounted mirror, storage cupboard, heated towel rail.

First Floor

Landing Access to loft space, with a window to side aspect.

Bedroom 1 4.50m (14'9") x 3.01m (9'11") max With a picture window to front aspect, radiator, door to:

En-suite Shower Room Fitted with a three piece suite comprising shower enclosure with shower over and glass screen, low-level WC, hand wash basin, tiled splashbacks.

Bedroom 2 3.62m (11'10") x 2.59m (8'6") With a window to rear aspect, radiator.

Bedroom 3 2.75m (9') x 2.71m (8'11") With a window to rear aspect, radiator.

Outside

The front of the property is laid mainly with shingle providing parking, there is a step leading to the front door.

Gated access to the rear, timber panelled fencing enclose the garden which is laid mainly to lawn, with a raised decking area, paved patio area and a useful brick outhouse with a pedestrian door and window.



Services and Tenure

Mains water, gas and drainage are connected.

The property is freehold.

The property has a registered title.

The property is standard construction.

The property is not in a conservation area.

The property is in a very low flood risk zone.

Mobile coverage: EE, Vodafone, Three, O2.

Broadband: Basic, 17 Mbps. Superfast, 172 Mbps.

Ultrafast, 1800 Mbps.

Satellite / Fibre TV Availability: BT, Sky, Virgin.

Council Tax Band: B.

East Cambridgeshire District Council.

EPC: C

Agents note

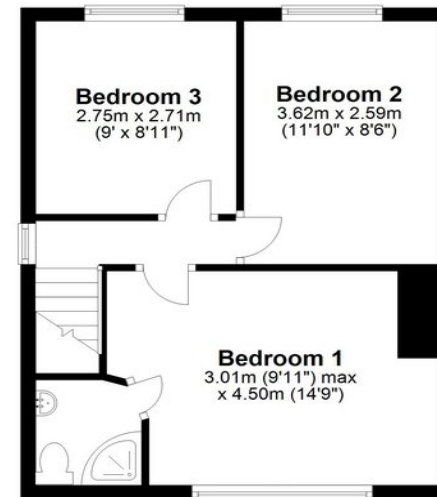
There is a right of way access to the rear of the garden for neighbouring property.

Viewing By Arrangement with Pocock + Shaw KS

Ground Floor
Approx. 49.7 sq. metres (534.5 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 86.5 sq. metres (930.7 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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