



Melford Close, Burwell, Cambridgeshire

Pocock + Shaw

14 Melford Close  
Burwell  
Cambridgeshire  
CB25 0JG

A very smart and updated  
modern two bedroom semi  
detached house delightfully  
positioned at the end of a cul de  
sac with a garage and off road  
parking for at least 3 cars.

Guide Price £280,000



**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.

**The Property** This charming semi detached modern house occupies a delightful location at the end of a cul de sac and has in recent years benefited from replacement UPVC double glazing and an updated gas fired boiler. The light and airy accommodation is well presented throughout and is complimented by an attractive enclosed garden with timber deck. in addition it has its own garage to the side and unusually for this size of property at least three car parking spaces.

**Entrance Porch** With an entrance door, coat hanging area and glazed door to:-

**Sitting Room** With a UPVC window to the front elevation, natural wood floor, radiator, staircase to the first floor, under stair cupboard.

**Kitchen/Dining Room** With a range of cupboards and drawers with working surfaces over, stainless steel sink unit with mixer tap, inset gas hob with electric oven under, extractor hood over, plumbing for a washing machine, space for a fridge freezer, UPVC window to the rear elevation, glazed door to the garden and radiator.

**Landing** With an airing cupboard with insulated hot water tank.

**Bedroom 1** With two UPVC double glazed windows to the rear elevation, two built in double wardrobes, radiator. Door too:-

**En Suite Shower Room** Fitted with three piece suite comprising recessed shower enclosure with fitted electric shower and glass screen, wash hand basin in vanity unit with storage under, mixer tap, heated towel rail, UPVC window to the side.

**Bedroom 2** With a bay window with UPVC unit, cupboard under, 2nd UPVC window, radiator, built in wardrobe.

**Bathroom** Fitted with a three piece suite comprising of a bath with mixer tap and shower handset, pedestal handbasin with mixer tap, low level wc, toilet surrounds, UPVC window and heated towel rail.

**Outside** Generous drive laid to shingle and offering parking for at least three cars. Access to a single garage with an up and over door, light and power supply, rear door to the garden. The rear garden is enclosed and is laid to lawn with flower borders edges with timber, paved patio areas, timber deck to the rear with pergola over.

**Tenure & Services** Mains water, gas and electricity are connected.

The property has a registered title.

The property is freehold.

The property is in a very low flood risk zone.

The property is not in a conservation area.

EPC: C

Mobile coverage: EE, Vodafone, Three, O2.

Broadband: Basic 18 Mbps, Superfast 59 Mbps,

Ultrafast 1800 Mbps.

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

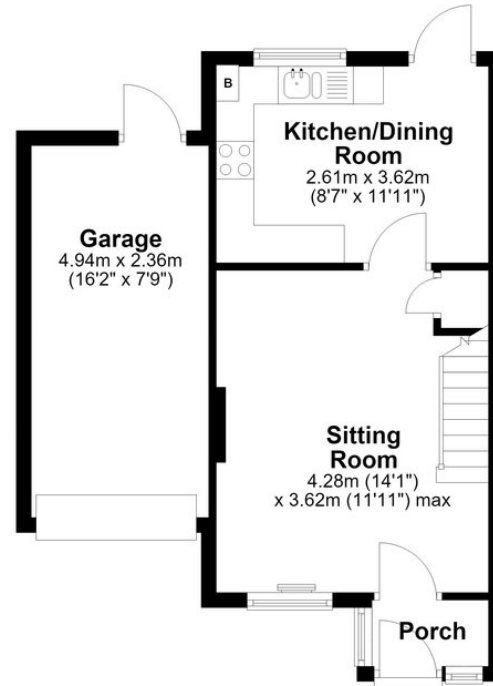
Council Tax Band: C, East Cambs. District Council.

Viewings: By prior arrangement with Pocock + Shaw.





**Ground Floor**  
Approx. 39.0 sq. metres (419.6 sq. feet)



**First Floor**  
Approx. 25.9 sq. metres (279.2 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 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

