



Abbey Close Burwell

Pocock + Shaw

16 Abbey Close  
Burwell  
Cambridge  
Cambridgeshire  
CB25 0HN

An outstanding, much improved and cleverly extended terraced house, ideally positioned overlooking Abbey Green, in the highly sought after village of Burwell.

Benefits include, four bedrooms, master with ensuite, 2 further bathrooms, garage parking and garden. EPC:C

Guide Price £410,000



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 region's 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.

An impressive, deceptively spacious and cleverly extended terraced home in a sought after village setting, within striking distance of excellent village shops and amenities.

Benefitting from a gas fired radiator heating system, oak flooring to the hall, sitting and dining rooms, a glorious open fire with marble and oak surround, refitted shower room and ensuite, a stunning family bathroom with underfloor heating and fully pumped water system.

**Entrance Hall** With an entrance door, window to front aspect, radiator, oak flooring, stairs rising to first floor, doors to:

**Kitchen 2.88m (9'5") x 2.84m (9'4")** Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl inset sink unit with single drainer and mixer tap, tiled surround, integrated dishwasher, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, grill, window to front aspect, ceramic tiled flooring, recessed ceiling spotlights.

**Sitting Room 5.17m (17') x 3.95m (12'11")** An attractive and welcoming space with double doors leading to the rear garden, two windows to rear aspect, two radiators, open fire with granite and oak fireplace and surround, oak flooring, open plan to:

**Dining Room 2.86m (9'4") x 2.70m (8'10")** Radiator, oak flooring, open plan to:

**Office / Garden Room 3.27m (10'9") x 1.90m (6'3")** With a window to rear aspect, radiator, oak flooring, double doors leading to rear garden.

**Cloakroom** Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks.

**Pantry / Utility/ understairs storage** Space and plumbing for washing machine, useful storage area.

**Integral garage 5.00m x 2.70m** With a pedestrian door leading to the garage area, power and light are connected, electric roller garage door.

**First floor landing** With sun pipe, access to loft space with lighting, carpet flooring, doors to:

**Master Bedroom 3.80m (12'6") x 3.51m (11'6")** With a window to front aspect, carpet flooring, contemporary light fittings, radiator, door to:

**Ensuite shower room** Fitted with three piece suite comprising wash hand basin in vanity unit with storage under, mixer tap, fully tiled surround, mirror and shaver point and light, shower enclosure with shower above, folding glass screen, low-level WC, window to front aspect, underfloor heating, heated towel rail.

**Bedroom 2 5.01m (16'5") max x 2.88m (9'5")** With a full height picture window to rear aspect, radiator, carpet flooring.

**Bedroom 3 3.09m (10'2") x 2.70m (8'10")** With a window to rear aspect, radiator, carpet flooring.

**Bedroom 4 2.82m (9'3") x 2.07m (6'9")** With a window to rear aspect, radiator, carpet flooring.



**Separate shower room** Fitted with a three piece suite comprising tiled shower enclosure with fitted shower over, matching shower base and folding glass screen, wash hand basin in vanity unit with storage under, mixer tap, tiled flooring, low-level WC, heated towel rail, sun pipe.

**Bathroom** A delightfully spacious and gleaming room fitted with a three piece suite comprising roll top standalone bath with independent hand shower attachment and mixer tap, wash hand basin with mixer tap, wall mounted mirror, tiled surround, with a window to front aspect, heated towel rail, underfloor heating, tiled flooring.

**Outside, Front** The home is set behind a front garden laid mainly to lawn, with a pathway leading to the front door and paved driveway with hard standing for off road parking, also leading to the garage.

#### Services & Tenure

Mains water, gas, drainage and electricity are connected.

The property is freehold.

The property is standard construction.

The property is not in an conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection, Basic: 17Mbps, Superfast, 71 Mbps. Ultrafast: 1000 Mbps.

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

Mobile phone coverage by the four major carriers available.

EPC:C

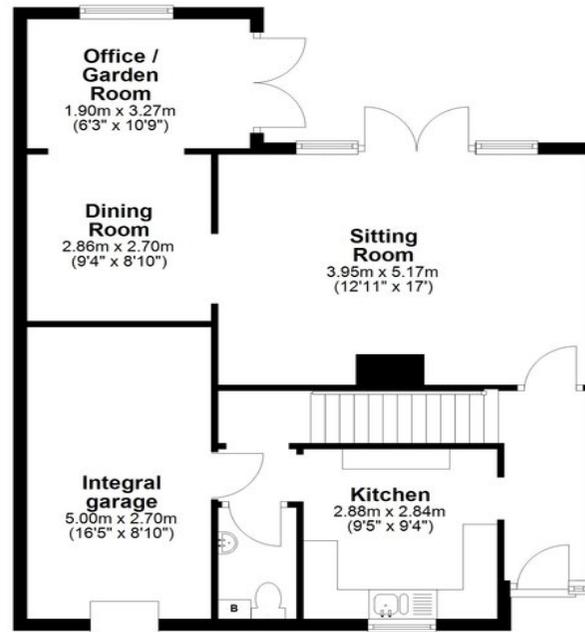
**Council Tax:** C East Cambs. District Council

**Viewing:** By Arrangement with Pocock + Shaw KS

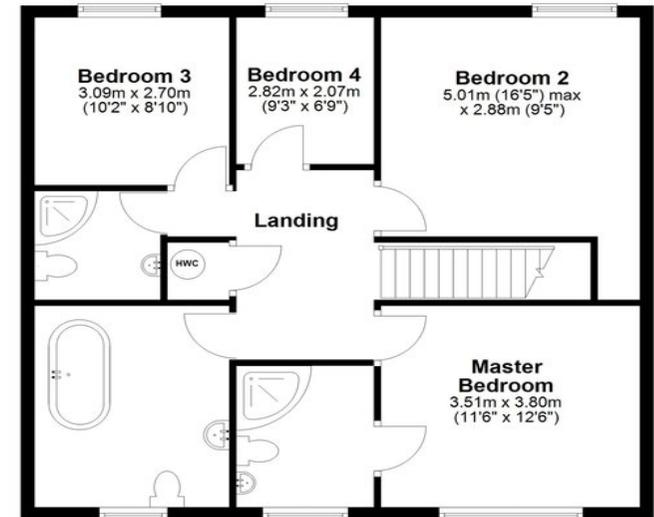
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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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**Ground Floor**  
Approx. 70.1 sq. metres (754.1 sq. feet)



**First Floor**  
Approx. 73.1 sq. metres (786.3 sq. feet)



Total area: approx. 143.1 sq. metres (1540.4 sq. feet)

