



**4 Felsham Chase,
Burwell**

**DAVID
BURR**



4 Felsham Chase, Burwell, CB25 0JP

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

A well-positioned three-bedroom detached home in the popular village of Burwell, offered with no onward chain. The property combines an open-plan living and kitchen/dining space with a versatile conservatory, three bedrooms including an en suite principal bedroom, single garage, driveway parking and an enclosed rear garden.

Well-presented three-bedroom detached home with open-plan living space, conservatory and garage.

Ground Floor

ENTRANCE PORCH With space for hanging coats and storing shoes, with doors leading through to the living room and cloakroom.

CLOAKROOM Fitted with a low-level WC and wash hand basin, together with an obscured window to the front aspect.

LIVING ROOM A bright and versatile double-aspect reception room, featuring stairs rising to the first floor, a useful under-stairs storage cupboard and an electric fireplace. The room flows naturally through to the open-plan kitchen/dining room.

KITCHEN / DINING ROOM The kitchen is fitted with a range of eye and base level storage units with worktop surfaces over, incorporating an inset one-and-a-quarter bowl stainless steel sink and drainer, five-ring gas hob with extractor hood over and space for a fridge freezer. There is also a cupboard housing the gas-fired boiler and plumbing for a washing machine. A window overlooks the rear garden, while the dining area provides ample space for a good-sized table and chairs.

CONSERVATORY A versatile addition to the property, the conservatory enjoys views over and direct access to the rear garden via double doors. With air conditioning, this useful space could readily serve as a snug, home office or garden room.

First Floor

FIRST FLOOR LANDING The first-floor landing provides access to all three bedrooms and the family bathroom.

BEDROOM 1 A well-proportioned double bedroom with a window overlooking the front aspect and a useful storage cupboard. The room also benefits from an en suite shower room.

EN SUITE Fitted with a double-width shower cubicle, WC and inset wash hand basin, together with an obscured window to the front aspect.

BEDROOM 2 A further double bedroom with a useful double-width wardrobe cupboard, window overlooking the rear aspect and access to the loft space.

BEDROOM 3 A single bedroom with a useful double-width wardrobe cupboard and window overlooking the rear aspect.

FAMILY BATHROOM With a suite comprising bath with shower mixer attachment, WC and wash hand basin, together with an obscured window to the side aspect.

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Outside

The property is approached via a gravel driveway providing off-road parking for a couple of vehicles, leading in turn to the single garage, which is fitted with an up-and-over door.

The fully enclosed rear garden provides a pleasant outside space, with a paved terrace area immediately adjoining the property and a variety of established small trees.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire Council

COUNCIL TAX BAND D. (£2,487.27 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS inflates.composers.crown

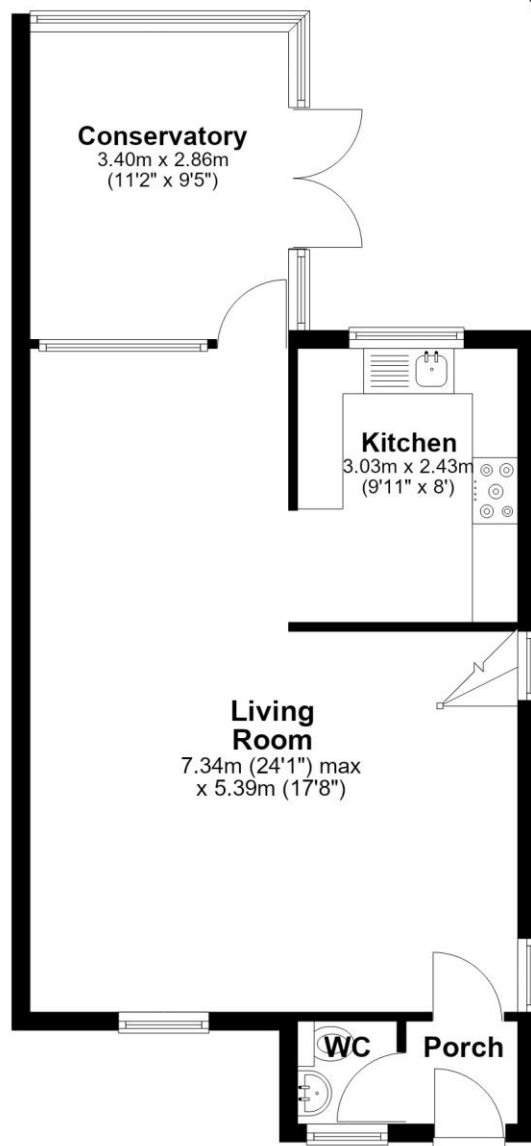
VIEWING Strictly by prior appointment only through DAVID BURR.

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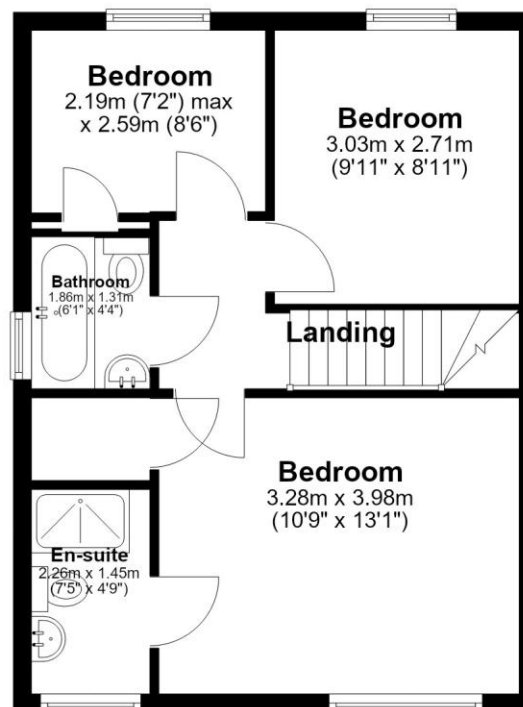
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



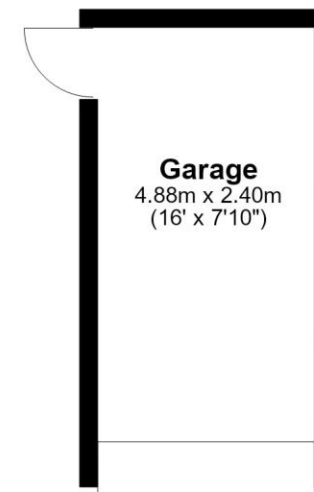
First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Garage

Approx. 11.7 sq. metres (125.9 sq. feet)



Total area: approx. 104.5 sq. metres (1124.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Felsham Chase

