



**Ness Road, Burwell CB25 0AA**

**Guide Price £650,000**

**MA**  
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# Ness Road, Cambridge, Cambridgeshire CB25 0AA

A substantial four bedroom family home with an independent two bedroom annex attached, in the heart of the popular village of Burwell.

The main house has a large living room, dining room, conservatory, study, a fitted kitchen and utility room. There is an additional room behind the garage complete with a bar that could be used as a home office or gym. A master suite with dressing room and ensuite is backed up by three further bedrooms and a family bathroom. The annex has a living room, dining room, kitchen, two bedrooms and a bathroom.

Externally, the rear garden is private and enclosed with established trees and flower and shrub borders. A patio provides great entertaining space. To the front there is a gated access to the driveway that provides off road parking for several cars and leads to a garage.

The property is available with no upward chain and must be seen to be appreciated.

## Entrance Hall

13'1" x 10'2"

Generous entrance hall with built-in storage cupboard. Doors leading to kitchen/breakfast room, living room, study and cloakroom. Radiator. Stairs leading to first floor.

## Kitchen/Breakfast Room

15'8" x 11'5"

Modern range of matching eye and base level cupboards with worktop over. Black resin 1 1/4 bowl sink and drainer with mixer tap over. Integrated eye level oven and combination microwave. Inset induction hob with extractor above. Space and plumbing for dishwasher. Space for fridge/freezer. Incorporated breakfast bar seating. Radiator. Window to the rear aspect. Doors leading to the dining room, utility room and entrance hall.

## Dining Room

13'1" x 12'5"

Generous dining room with double doors leading to patio area. Radiator. Glazed double doors leading to the living room. Glazed door leading to the kitchen/breakfast room.

## Living Room

22'11" x 14'1"

Capacious living room with bay window to the front aspect. Exposed brick feature fireplace with marble surround and hearth, currently fitted with electric fire. Radiator. Double glazed doors leading to the dining room. Double sliding doors leading to the conservatory. Door leading to the entrance hall.

## Study

11'9" x 6'10"

Well proportioned room offer a variety of uses with window to the side aspect. Radiator. Door to entrance hall.

## Conservatory

12'5" x 8'6" max

With lovely views over the rear garden. Tiled flooring. Door leading to the patio area. Sliding doors leading to the living room.

## Utility Room

9'2" x 8'2"

Fitted with a range of base level cupboards with worktop over. Space and plumbing for washing machines. Tiled walls. Radiator. Half glazed door to the rear garden. Door to kitchen/breakfast room.

## Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance hall.

## Landing

Generous landing with doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the ground floor.

## Master Bedroom

13'0" x 12'1"

Impressive double bedroom with built-in mirror fronted wardrobes, providing ample storage. Arched opening leading to the dressing area. Radiator. Window to the rear aspect. Door leading to landing.

## Dressing Area

8'6" x 7'10"

Currently fitted with vanity drawers and counter. Window to the front aspect. Radiator. Door to en suite. Arched opening to the Master bedroom.

## En Suite

8'6" x 5'6"

Modern white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in cabinet under with counter top, panelled bath and walk-in shower cubicle. Attractively tiled. Ladder radiator. Obscured window. Door to the dressing area.

## Bedroom 2

12'5" x 9'6"

Double bedroom with built-in mirror fronted wardrobes. Radiator. Window to the rear aspect. Door to landing.

## Bedroom 3

13'1" x 9'2"

Double bedroom with built-in mirror fronted wardrobes. Window to the rear aspect. Radiator. Door to landing.

## Bedroom 4

11'5" x 10'2"

Double bedroom with window to the side aspect. Radiator. Door to landing.

## Bathroom

9'10" x 6'6"

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath with mixer tap over and walk-in shower cubicle. Attractively tiled to wet areas. Dual velux windows. Door to landing.

## Sound Room

14'9" x 8'6"

Currently set up as a bar/leisure room with peninsular bar counter top. With doors leading to the workshop and garage.

## Workshop

9'2" x 8'10"

With doors leading to sound room and rear garden.

## ANNEXE

### Entrance Hall

With glazed door leading to the living room. Stairs, with stair lift installed, leading to first floor. Radiator.

### Kitchen

10'5" x 8'10"

Fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with taps over. Integrated eye level double oven. Inset electric hob with extractor over. Integrated fridge/freezer. Space and plumbing for washing machine and tumble dryer. Window to the side aspect. Concealed sliding door to the dining room.

### Dining Room

8'2" x 7'2"

Dining room with window to the front aspect. Radiator. With concealed sliding door to kitchen and arched opening to the living room. Door to cloakroom.

### Living Room

14'9" x 9'10"

Generous living room with dual aspect windows. Radiators. Arched opening to dining room. Glazed door leading to the entrance hall

### Cloakroom

White suite comprising low level W.C. and hand basin. Door to dining room.

## Landing

With doors leading to all bedrooms and bathroom. Radiator. Stairs, with stair lift installed, leading to ground floor.

## Bedroom 1

12'1" x 8'10"

Generous double bedroom with dual aspect windows. Built-in mirror front wardrobes. Radiator. Door to landing.

## Bedroom 2

12'5" x 9'10"

Generous double bedroom with window to the front aspect. Built-in mirror front wardrobe. Radiator. Door to landing.

## Bathroom

8'10" x 8'6"

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath with mixer tap over and walk-in shower cubicle. Attractively tiled to wet areas. Dual velux windows. Door to landing.

## Garage

17'4" x 9'2"

With up and over door. Internal door leading to the sound room.

## Outside - Front

Border of low wall with railings and metal gates to the front. High wall to righthand side. Block paved pathway border with expansive gravelled area, providing ample off road parking. Pathway leading to the front doors for both the house and annex. Entrance to the garage.

## Outside - Rear

Established garden, mainly laid to lawn with a variety of mature hedging, shrubs and trees. Steps leading to the raised block paved patio area with doors leading to the conservatory and French doors leading to the dining room. Doors to both the utility room and workshop.

## PROPERTY INFORMATION

EPC - C for both House & Annex

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached House & Independent Annex

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters -

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

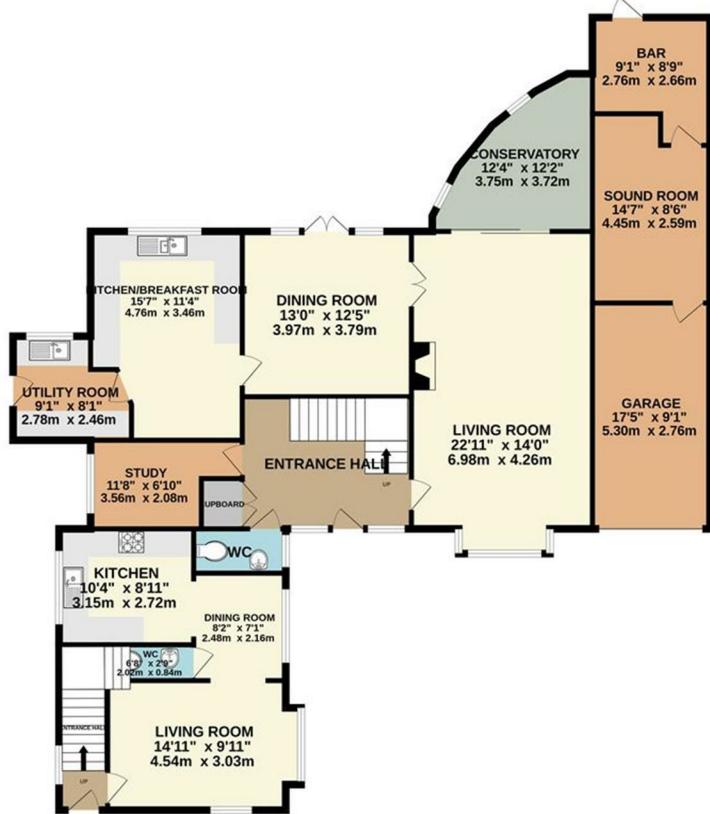
Rights of Way, Easements, Covenants - None that the vendor is aware of

## Location

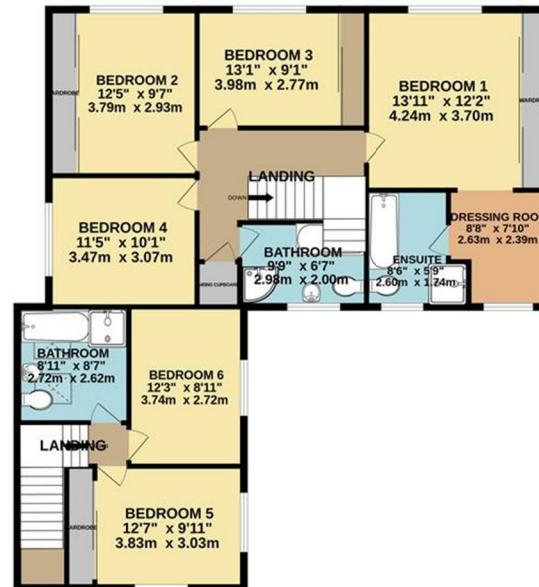
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



GROUND FLOOR  
1788 sq.ft. (166.1 sq.m.) approx.



1ST FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.



TOTAL FLOOR AREA : 3051 sq.ft. (283.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Substantial Detached House
- Fitted Kitchen
- Three Reception Rooms
- Master Bedroom Suite with En Suite
- Three Further Bedrooms
- Independent Two Bedroom Annexe
- Established Rear Garden
- Large Driveway & Garage
- Highly Regarded Village Location
- Viewing Highly Recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	73	81
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	73	81
England & Wales		

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