



Felsham Chase, Burwell, Cambridgeshire

Pocock + Shaw

56 Felsham Chase
Burwell
Cambridgeshire
CB25 0JP

A beautifully presented modern 4 bedroom detached house standing in a well regarded residential area in popular village location. The property has been significantly updated and enhanced and benefits from a superb triple aspect open plan fitted kitchen and dining area, an attractive living room with a bay window and a ground floor cloakroom. Features include a new fitted bathroom and ensuite shower room, a large driveway and a garage and a low maintenance, part walled south facing garden.

Guide Price £460,000



Location Burwell is situated in pleasant countryside approximately 11 miles north east of the university city of Cambridge and some 4.5 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.

Accommodation, Entrance porch with a glazed entrance door.

Cloakroom with a new suite comprising a hand basin with storage under, low level WC.

Dining area a bright double aspect room, open plan with the kitchen, with stairs leading to the first floor, under stair cupboard, wood effect flooring.

Kitchen area a double aspect room with a stylish range of recently fitted fitted base and wall mounted units with feature lighting, worktops and upstands, pair of integrated Bosch ovens and grills, 4 ring ceramic hob with free standing stainless steel and glass extractor hood, integrated dishwasher and washing machine, wood effect flooring and recessed ceiling lighting.

Utility room with an integral fridge/freezer, space and plumbing for a washing machine and a half glazed leading to the side driveway.

Living room a delightful light room with a superb bay window overlooking the garden, wood effect flooring, a pair of glazed doors leading from the dining area, feature wall mounted display with recess for a television, sliding patio doors leading to the rear garden.

First floor landing with an airing cupboard.

Bedroom 1 a double aspect room with windows to the front and side aspect and a double built in wardrobe.

En-suite shower room with a new suite comprising a walk in shower cubicle, hand basin and low level WC, recessed ceiling lighting.

Bedroom 2 with a double built in wardrobe.

Bedroom 3 with a built in cupboard.

Bedroom 4 with a built in cupboard.

Bathroom with a stylish new white suite with a bath with shower over, hand basin with storage under, low level WC, tiled effect flooring.

Outside The property is set back from the road with a well maintained shingled driveway offering ample off road parking, lawned areas with a pair of mature trees and a personnel side gate leading to the rear garden. The driveway leads to a single garage with a metal up and over door the front, light and power and a personnel door leading to the rear garden. Note there is an EV electric connection available if required.

An enclosed south facing rear garden is part walled with low maintenance metal fencing to either side, lawned and with a paved patio area.

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 19Mbps, Superfast 80Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

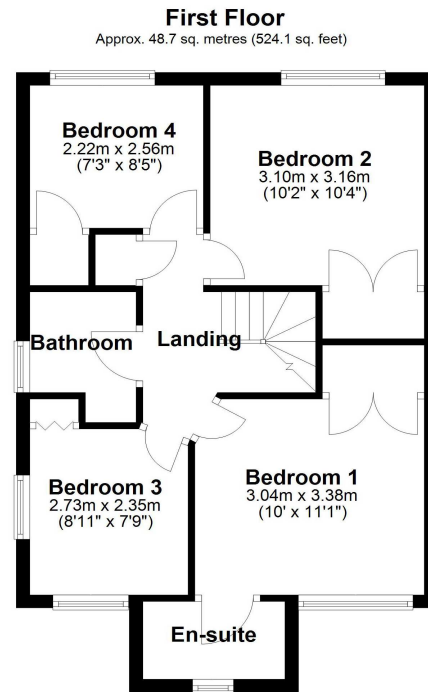
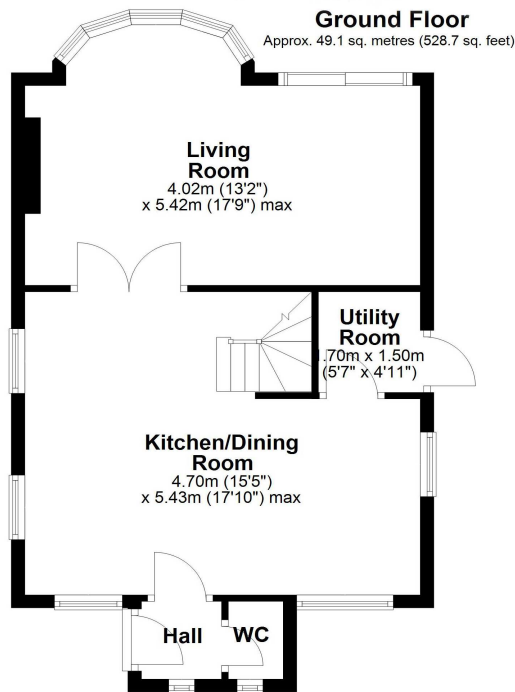
Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 97.8 sq. metres (1052.8 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

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