



**Jasmine House, 52A Main Street  
Westley Waterless, Cambridgeshire**

**DAVID  
BURR**





# Jasmine House, 52A Main Street, Westley Waterless, CB8 0RG

Westley Waterless is an attractive rural village set amidst undulating countryside near the Cambridgeshire/Suffolk border, centred around the historic 12th-century church of St Mary-the-Less. The village benefits from good access to pre-school facilities including Old School House Day Nursery at Stetchworth and Burrough Green Playgroup, with a primary school in nearby Burrough Green and a range of well-regarded local state and private schools. Dullingham railway station lies approximately 2 km away, providing services to London King's Cross and Liverpool Street via Cambridge, with further rail links at Newmarket. The world-renowned racing town of Newmarket is around 6 miles to the north, Cambridge approximately 12 miles to the west, and the village is well placed for the A11, M11 and A14, offering excellent road connections.

This substantial 2,400 sq. ft detached new home is situated in a quiet village location enjoying far-reaching views over open countryside. The property has been finished to an exceptional standard, including a large double-aspect kitchen/dining/living area, stylish bathrooms, and a well-proportioned double-aspect sitting room with a fireplace, all set within mature gardens with off-road parking, a single garage, air-source air heating, and PV solar panels.

## A substantial detached new home in a quiet village location overlooking open countryside.

### Ground Floor

**ENTRANCE HALL** A spacious and welcoming hallway providing ample space for use as a dining hall or study with stairs rising to the first floor.

**SITTING ROOM** A lovely light double-aspect room featuring a fireplace with a tiled hearth and French doors opening to the rear.

**KITCHEN/DINING/LIVING ROOM** The hub of the home, extensively fitted with a range of modern units under quartz worktops with a stainless-steel sink inset. Integrated appliances include a tall fridge, dishwasher, oven and four-ring induction hob with integral down-draft extractor. A central island provides a breakfast bar and further storage. The kitchen opens to the dining and living area with double doors opening to the terrace.

**UTILITY ROOM** Fitted with units under worktops with a stainless-steel sink and drainer, plumbing for a washing machine and space for a tumble dryer with a door leading to the side.

**STUDY** Enjoying a pleasant outlook to the front.

**CLOAKROOM** With WC and wash basin.

### First Floor

**LANDING** Featuring an airing cupboard housing the pressurised water cylinder and doors to.

**MASTER BEDROOM** An impressive, spacious room with a dressing area offering ample space for wardrobes and a large window overlooking the rear garden.

**ENSUITE** Stylishly fitted with a white WC, wash basin, tiled shower cubicle, heated towel rail with extensively tiled walls and floor.

**BEDROOM 2** Another spacious double with a pleasant outlook to the rear

**ENSUITE** Fitted with WC, hand wash basin, tiled shower cubicle, and heated towel rail. Window to front aspect.

**BEDROOM 3** Enjoying views to the front aspect.

**BEDROOM 4** With a pleasant outlook to the rear.

**FAMILY BATHROOM** Stylishly equipped with a large walk-in shower, WC, wash basin and heated towel rail, with extensively tiled walls and floor.



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## Outside

The property is situated in a quiet location approached by a private parking area and path leading to the **SINGLE GARAGE** with an up-and-over door, light and power connected. The front garden has been seeded for lawn with mature trees and shrubs and enjoys a wonderful outlook over open countryside. To the rear of the property, an extensively paved courtyard terrace is ideal for entertaining, with steps leading up to the lawn which is flanked by a mature hedge line affording a great deal of privacy.

**SERVICES** Air source central heating - underfloor downstairs and to radiators upstairs. Mains water and drainage. Mains electricity connected. Solar panels. Hard wired with CAT 5 data cabling NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND** TBC.

**EPC** B.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard brick construction.

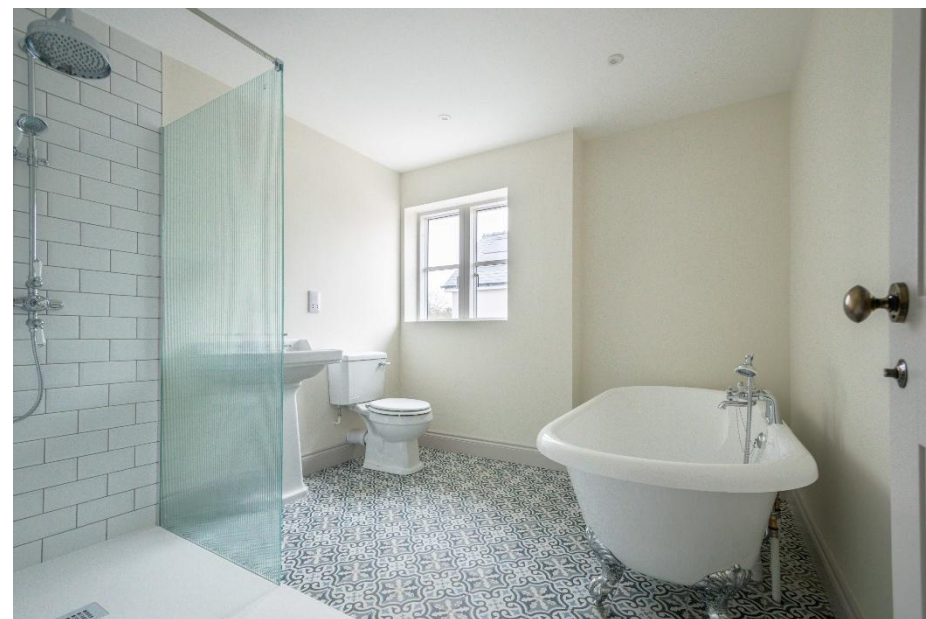
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** consented.ditching.fever

**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,346 sq. ft**  
**(125.07 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**1,106 sq. ft**  
**(102.76 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



