



**1D Ness Road  
Burwell, CB25 0AA  
£575,000**

**MA**  
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# 1D Ness Road, Burwell, CB25 0AA

A greatly improved and cleverly extended modern family home standing in the heart of this thriving and highly regarded village and offered for sale with the distinct advantage of no onward chain.

Hugely enhanced by the current owners, this impressive property offers some superb open living to the ground floor and boasts generous size rooms arranged over three floors. Accommodation includes entrance hall, fabulous refitted kitchen/dining room/family room, sitting room, utility room, SIX bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers ample parking, garage, fully enclosed rear garden and substantial outbuilding/possible office facilities.

An internal viewing is highly recommended.

## Entrance Hallway

With stairs rising to first floor, understairs storage cupboard, radiator. Doors to ground floor rooms.

## Cloakroom

Suite comprising wash hand basin with vanity under under, concealed cistern WC. Obscured window to rear aspect. Radiator.

## Sitting Room

21'0" x 11'10"

Feature wood burner stove with tiled hearth and wooden mantel. Window to front aspect. French doors leading to rear garden. Radiator.

## Kitchen/Dining/Family Room

27'0" x 20'4"

Fitted with a range of matching eye and base level storage units with composite stone work tops over. Large central island providing additional storage. Intergraded appliances to include, two ovens, microwave, steamer, dishwasher and two double fridge/freezers. Composite sink with drainer and mixer tap over. Tiled splashbacks. Window to front and side aspects, two Velux windows. Two radiators. Double doors to rear garden.

## Utility Room

Fitted with a range of matching full height and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. Radiator. Window to rear aspect.

## First Floor Landing

Door to airing cupboard and doors to:

### Bedroom

13'10" m x 11'11"

With window to rear aspect, radiator and door to:

### Ensuite Shower Room

Suite comprising shower cubicle, concealed cistern WC, wash hand basin with vanity unit under. Obscured window to rear aspect. Heated towel rail.

### Bedroom

11'10" x 8'1"

With window to front aspect. Radiator.

### Bedroom

8'8" x 8'1"

Fitted storage cupboard. Window to front aspect. Radiator.

### Bedroom

12'5" x 8'0"

Double fitted wardrobe, window to rear aspect. Radiator.

### First Floor Bathroom

Suite comprising bath with shower over, concealed unit low level WC, hand basin with vanity unit below. Window to rear aspect. Heated towel rail.

### Second Floor Landing

Skylight Velux window. Doors to:

### Bedroom

15'10" x 10'9"

With window to rear aspect, Velux window, double doors to eaves storage. Radiator.

### Bedroom

15'10" x 12'0"

With window to rear aspect, fitted storage cupboards, Velux window, double doors to eaves storage. Radiator.

### Shower Room

Shower cubicle with waterfall and separate hand shower, low level WC, wash hand basin with vanity unit under. Heated towel rail. Window to rear aspect.

### Garage

17'3" x 8'7"

With an electric up and over door. Power and light.

### Outside - Front

Driveway with off road parking. Access to Garage.

### Outside - Rear

Paved patio area. Grassed area bordered by

shrubberies. Substantial outbuilding/possible office facilities.

## 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.

## Property Information

EPC - C

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 178 SQM

Parking - Driveway

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 good on all networks

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



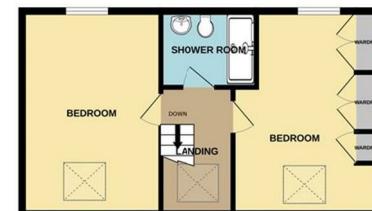
GROUND FLOOR



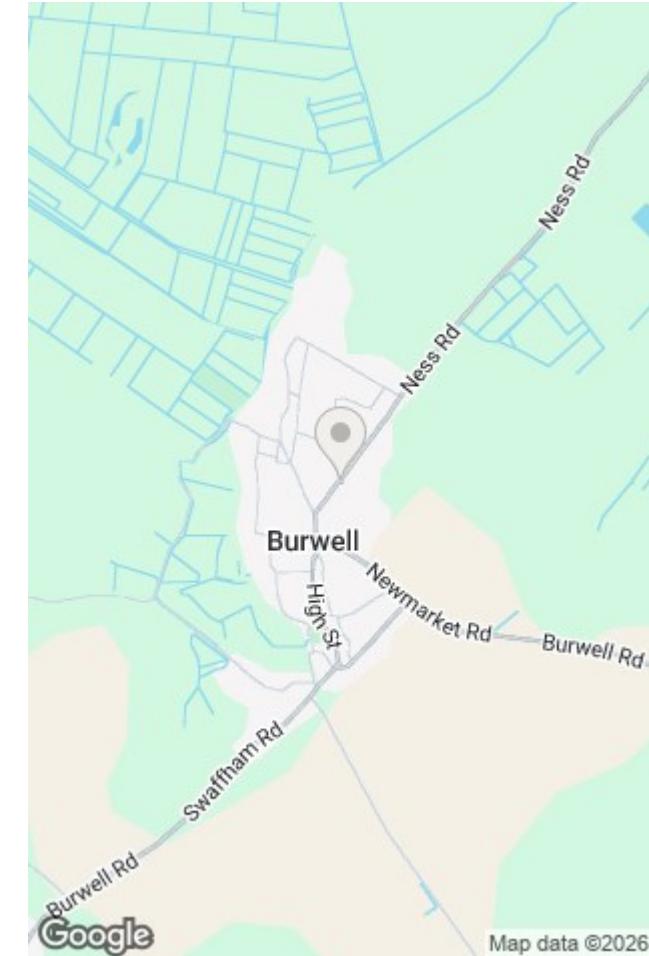
1ST FLOOR



2ND FLOOR



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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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			
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			
England & Wales			

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