



**2b Burwell Road,
Reach**

**DAVID
BURR**



2b Burwell Road, Reach, CB25 0JH

Reach is a highly sought-after village set around a picturesque green at one end of the historic Devil's Dyke, just 12 miles from Cambridge and 6 miles from Newmarket, with excellent road and rail links to London and beyond. The village offers a welcoming community with a popular pub, village hall, tennis courts, cricket club, and an annual fair dating back to 1201. Nearby Burwell provides extensive everyday amenities, while Newmarket offers a wider range of shops, schools, restaurants, and world-renowned horse racing facilities.

A well-presented 1,350 sq. ft three-bedroom terraced home offering light-filled and well-planned accommodation across two floors. Set in a desirable location close to Devil's Dyke, on the edge of a well-regarded village to the east of Cambridge, this attractive modern property benefits from its own garage and off-road parking, as well as landscaped rear gardens.

A well-presented 1,350 sq. ft three-bedroom home with stylish interiors, landscaped garden, garage and parking, set in a sought-after village near Devil's Dyke.

Ground Floor

ENTRANCE HALL L-shaped entrance hall with solid front door, laminate flooring, and a front-facing window. Stairs rise to the first floor with under-stairs storage. Doors leading to:

CLOAKROOM Fitted with a low-level WC and hand wash basin, with a front-facing window providing light and ventilation.

STUDY Ideal for home working, with a bright front-facing window.

SITTING ROOM Inviting reception space featuring an open fireplace with brick surround and hearth. Double doors open to the dining/family room, with an additional door to the kitchen.

KITCHEN Tiled flooring with a range of matching base and wall units complete with worktops incorporating a 1.5 bowl ceramic sink and mixer tap. Electric oven with hob above and extractor over, plumbing for water appliances, space for freestanding fridge/freezer, tiled splashbacks, and recessed lighting.

DINING / FAMILY ROOM Spacious area with a half-vaulted ceiling and three Velux windows with fitted blinds. Continuation of tiled flooring, rear-facing window, and double doors with side windows leading to the garden. Cupboard houses the boiler.

First Floor

LANDING Bright U-shaped landing with front-facing window, airing cupboard housing the hot water tank and shower pump, loft access, and doors to all bedrooms and bathroom.

BEDROOM 1 A charming principal bedroom with exposed beams and views to the front.

EN SUITE Includes a low-level WC, pedestal basin, and shower cubicle with electric power shower. Tiled floor and splashbacks, plus a front-facing window.

BEDROOM 2 Comfortable double room with a window overlooking the rear garden.

BEDROOM 3 Bright bedroom with a front-facing window.

BATHROOM Fitted with a panelled bath with mixer tap and shower attachment, pedestal basin, low-level WC, rear-facing window, wood effect flooring, and tiled splashbacks.

Outside

The property is set behind an open-plan front garden, mainly laid to lawn, with a charming picket fence and gate leading to a path up to the front door. Parking is located at the rear, where there is allocated space for the three properties along with access to a single garage.

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The rear garden is attractively landscaped, featuring a paved seating area directly off the back of the house - perfect for al fresco dining or relaxing outdoors. The rest of the garden is mostly lawn, bordered by a variety of shrubs and trees, with a brick pathway running through the centre. Additional features include a timber shed and a summerhouse, offering useful extra storage.

SERVICES Oil 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 District Council

COUNCIL TAX BAND D. (£2,377.11 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint construction under tiled roof.

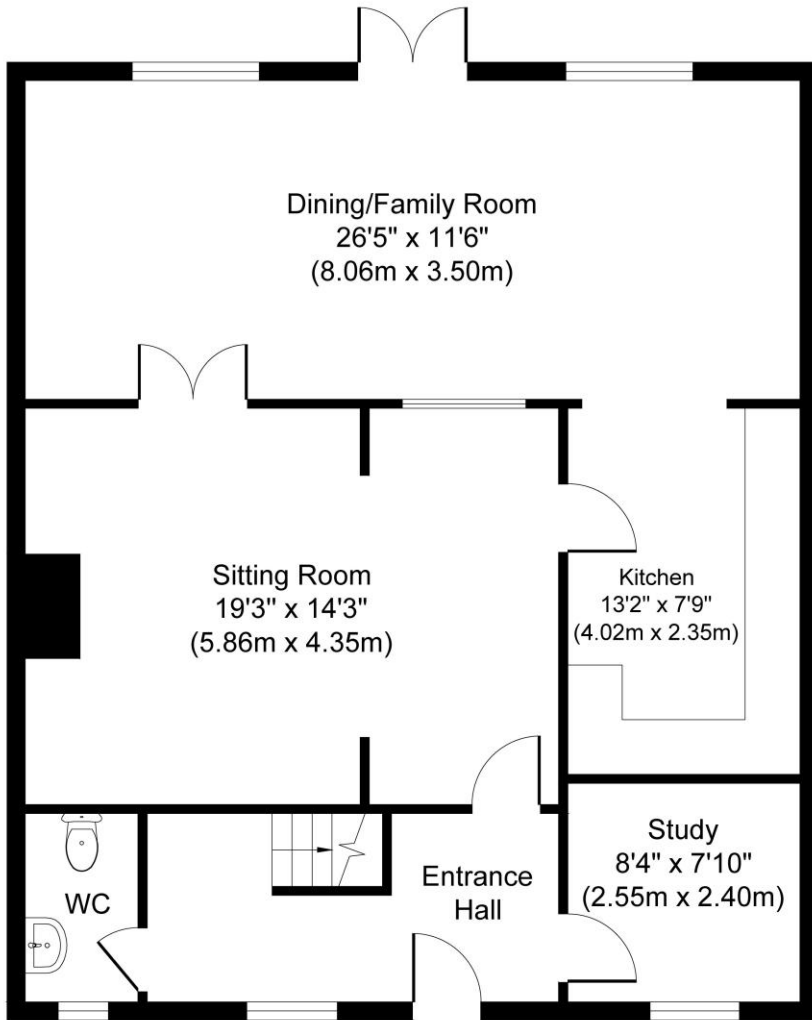
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 900 mbps download, up to 900 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS taking.flagpole.jigsaw

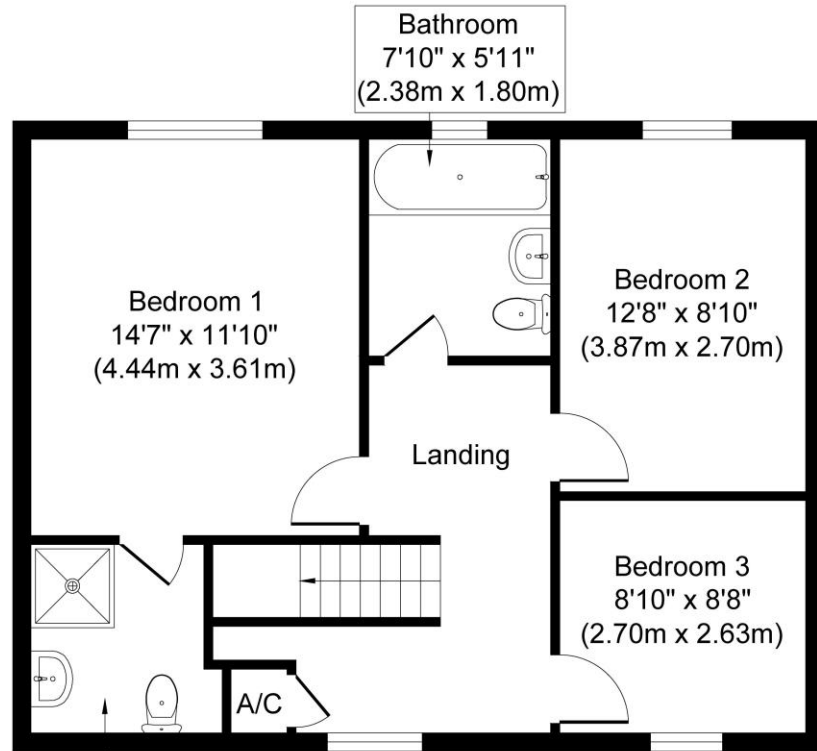
VIEWING Strictly by prior appointment only through DAVID BURR.

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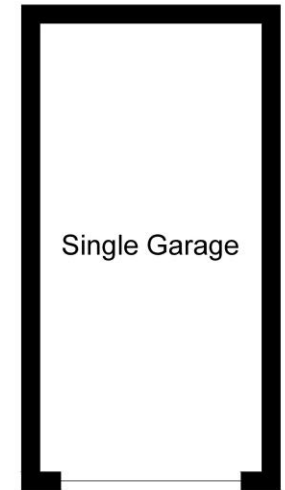




Ground Floor
Approximate Floor Area
927 sq. ft
(86.12 sq. m)



First Floor
Approximate Floor Area
597 sq. ft
(55.48 sq. m)



Garage

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.

