



High Street, Burwell

Pocock + Shaw

70 High Street  
Burwell  
Cambridgeshire  
CB25 0HD

A surprisingly spacious, very smartly presented semi detached house in a sought after village location, nearby excellent amenities and transport links.

Benefitting from generous room sizes, garage, parking and an enclosed rear garden.

Asking Price £350,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half 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 catering for everyday requirements, 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 and Cambridge North into London Liverpool Street and King Cross Stations.

With a combination radiator, gas fired central heating system, double glazed windows and doors throughout, in detail the accommodation comprises:-

#### **Entrance Hall**

With an entrance door, stairs rising to the first floor, doors to understairs storage cupboard, radiator, laminate flooring.

#### **Sitting Room 4.39m (14'5") x 3.40m (11'2")**

With a large picture window to front aspect, fitted carpet, feature fireplace, radiator, open plan to:

#### **Dining Area 3.75m (12'4") x 2.79m (9'2")**

With double doors opening to the rear patio area, carpet flooring, radiator.

#### **Kitchen 3.65m (12') x 2.44m (8')**

Fitted with a matching range of base and eye level units, inset sink unit with swan neck mixer tap and single drainer, tiled surrounds, fitted double electric oven with ceramic hob and extractor hood above, plumbing and space for washing machine and dishwasher, space for fridge/freezer, with a window to rear aspect, ceramic tiled flooring, door leading to rear garden area.

#### **Landing**

With access to loft space, fitted carpet, doors to:

**Bedroom 1 4.30m (14'1") x 3.37m (11')** () With a window to front aspect, fitted carpet, radiator, fitted four door wardrobe.

**Bedroom 2 3.78m (12'5") x 3.37m (11')** With a window to rear aspect, fitted carpet, double door to storage cupboard, radiator.

**Bedroom 3 3.98m (13'1") x 2.79m (9'2")** With a window to front aspect, radiator, fitted carpet.

#### **Bath / shower room**

Fitted with a matching four piece suite comprising a large walk in shower enclosure with glass screen, shower attachment over, bath with mixer tap, fully tiled surround, wash hand basin with mixer tap in vanity unit with storage under, low level WC, with an obscured window to the rear aspect, tiled flooring, heated towel rail, wall mounted mirror, extractor fan.

#### **Dressing / box room 1.86m (6'1") x 1.00m (3'3")**

With a window to front aspect, radiator. Useful space for hanging rails and storage.

#### **Outside, Front**

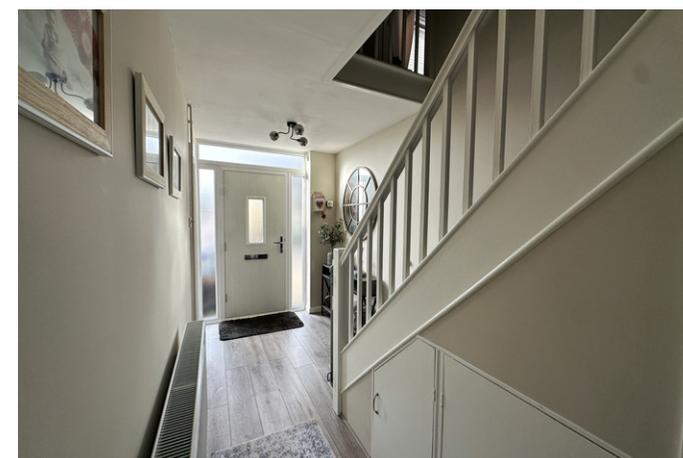
The property is set back from the road behind a front garden, laid mainly to shingle, a mature hedge boundary, and hardstanding for vehicles, steps lead to the front door. Adjacent driveway leads through the archway to the rear garden and garage.

#### **Outside, Rear**

Fully enclosed low maintenance rear garden, laid mainly to lawn, paving and raised sleeper beds, with a gate leading to the driveway and garage.

#### **Garage**

With an up and over door, powered and lighting connected, window to side aspect.



## Services & Tenure

Mains water, gas, electricity and drainage are connected.

The property is standard construction.

The property is freehold.

The property has a registered title.

The property is in Burwell High Town conservation area.

The property is in a very low flood risk zone.

Council Tax Band: D, East Cambs. District Council.

Mobile coverage by the four major providers.

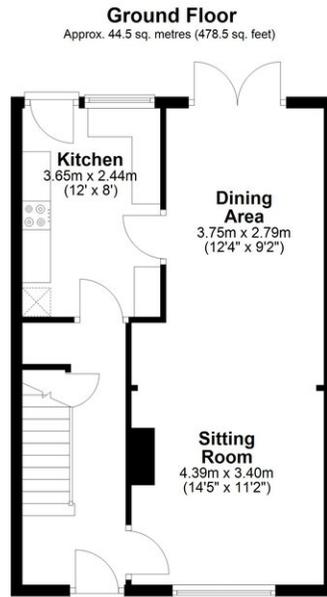
Broadband, Basic 17 Mbps, Superfast 80 Mbps,

Ultrafast 330 Mbps.

Satellite / Fibre TV Availability BT, Sky, Virgin.

EPC: C

**Viewings:** By Arrangement with Pocock + Shaw KS



Total area: approx. 100.5 sq. metres (1082.3 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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