



Ness Road Burwell Cambridge

Pocock + Shaw

6 Ness Road
Burwell
Cambridge
Cambridgeshire
CB25 0AA

A fantastic opportunity to purchase a detached bungalow meticulously refurbished to provide a superb modern three bedroom home positioned in the heart of this thriving and bustling village. EPC: D

Asking Price £384,950



Burwell is situated in pleasant countryside approximately eleven miles northeast 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, Anglican and non conformist churches, 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.

Recently renovated throughout, this spacious and thoughtfully updated three bedroom detached bungalow is nestled within a small cluster of similar properties and located in a convenient, central village position. The home is superbly presented and offers accommodation to include an entrance porch, attractive sitting/dining room, opening into the modern stylish kitchen, three bedrooms, master with an ensuite shower room plus a delightful family bathroom.

Outside the property is set back behind a front garden laid mainly to lawn, with a paved driveway leading to the single garage and providing off road parking, a pathway leads to the front door.

With the benefit of a gas fired radiator heating system and double glazing throughout, in detail the accommodation comprises:-

Entrance Porch

With a part-glazed entrance door, window to front aspect, door to:

Sitting/Dining Room 6.57m (21'7") max x 4.86m (15'11")

A light and airy open plan space with a picture window to front aspect, fireplace, radiator, open plan to kitchen, TV connection point.

Kitchen 3.57m (11'9") x 2.35m (7'9")

Recently fitted kitchen with a stunning matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, concealed under-unit lights, integrated fridge, freezer, dishwasher and washing machine, fitted electric oven, built-in five ring gas hob with extractor hood over, two windows and a door to side aspect, radiator.

Inner Hallway

Access to loft space, door to airing cupboard housing the boiler unit.

Bedroom 1 3.30m (10'10") x 3.06m (10')

With a window to rear aspect, ceiling light/fan, radiator.

En-suite Shower Room

Recently refitted with three piece suite comprising tiled shower enclosure with fitted shower above, matching shower base and glass screen, pedestal wash hand basin in vanity unit with storage under, mixer tap, tiled splashback, low WC, heated towel rail, sliding door.

Bedroom 2 3.44m (11'3") x 3.25m (10'8") max

Window to rear aspect, radiator, ceiling light/fan.

Bedroom 3 2.51m (8'3") x 2.48m (8'2")

With a window to side aspect, fitted double wardrobe, radiator.



Bathroom

Recently refitted with three suite comprising bath with shower over, mixer tap and glass screen, wash hand basin in vanity unit with storage under, mixer tap and tiled splashback and low-level WC, heated towel rail, extractor fan, two windows to side aspect, heated towel rail.

Outside

The property is set back behind a front garden laid mainly to lawn, block paved driveway and gated access to the rear garden area, electric car charging unit. The fully enclosed rear garden is mainly laid to lawn, edged with a shrub borders, paved patio seating area, outside lighting, water tap.

Garage

Single brick construction with up and over door, pedestrian door to rear.

Tenure

The property is freehold.

Services

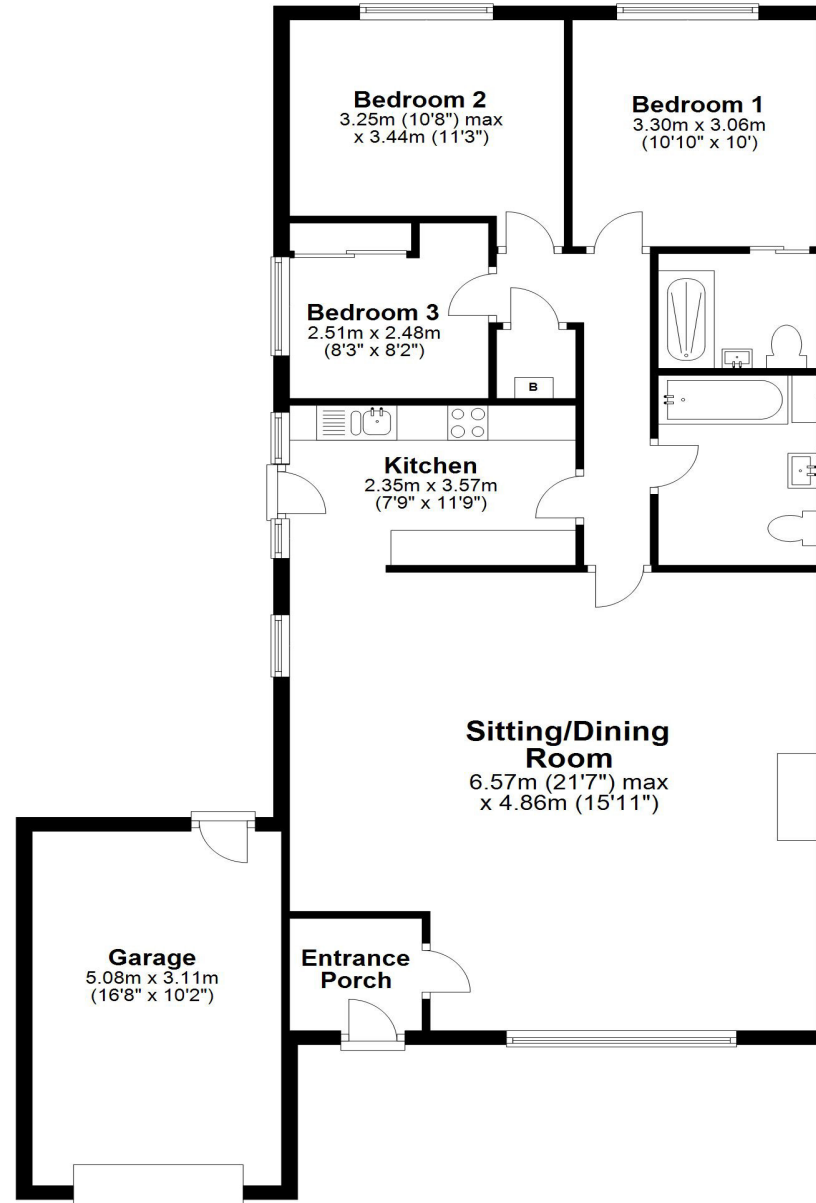
Mains water, gas, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area.

Council Tax Band: D

East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. KS

Ground Floor



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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