



Ness Road, Burwell, Cambridge, Cambridgeshire

Pocock + Shaw

36A Ness Road
Burwell
Cambridgeshire
CB25 0AA

An exceptional modern 3 bedroom detached bungalow offered with no onward chain and standing in a popular non-estate village location. The property is beautifully presented throughout and benefits from an exceptional open plan fitted kitchen, dining area and living room, a main bedroom with an ensuite shower room and a contemporary bathroom. Features include a uPVC double glazing, an enclosed rear garden and a generous driveway to the front.

Guide Price £400,000



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, 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 into London's Liverpool Street and King's Cross Stations.

Accommodation

Entrance Hall with a glazed entrance door, wood effect flooring, double built in cupboard and opening leading to;

Open Plan Kitchen/Living Room/Dining Room 20'8" x 20'4" (6.30 m x 6.20 m) an exceptional large triple aspect room with a kitchen area with a range of modern fitted base and wall mounted units, stone effect worktops and breakfast bar with recessed sink, integrated eye level double oven and grill, 4 ring induction hob with glass splash backs and extractor hood over, integrated fridge, freezer, washing machine and dryer, wood effect flooring throughout, pedestrian door to the side and a pair of French doors leading to the rear garden.

Bedroom 1 12'9" x 12'5" (3.89 m x 3.78 m)

Ensuite Shower Room () with a shower cubicle, wash hand basin, low level WC, ladder style towel rail and extractor fan and an obscured glass window to the side aspect.

Bedroom 2 12'5" x 8'6" (3.78 m x 2.59 m)

Bedroom 3 8'10" x 8'6" (2.69 m x 2.59 m)

Bathroom with a contemporary white suite comprising of a bath with shower and screen, low level WC, hand basin, chrome ladder style towel rail, extractor fan, part tiled walls.

Outside

The property is attractively set back from the road with an open plan front garden, laid to lawn and with a large herring bone patterned driveway. To the rear of the bungalow is an enclosed garden, laid to lawn with paved patio areas, a timber shed and pedestrian gated side access.

Tenure The property is freehold/leasehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast: 186Mbps.

Mobile phone coverage by the four major carriers available.

EPC: B

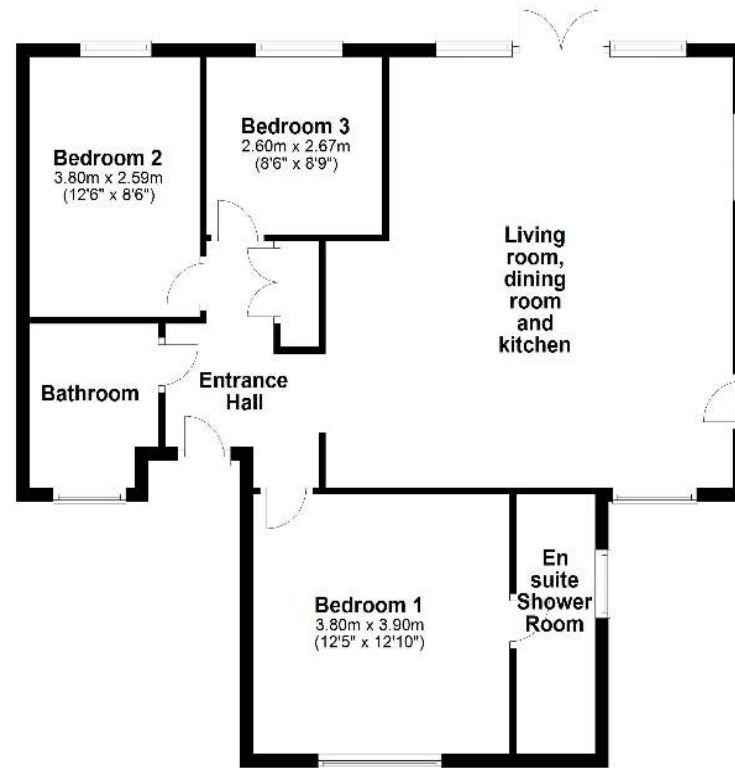
Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Ground Floor
Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 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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