



Ness Road, Burwell

Pocock + Shaw

58 Ness Road
Burwell
Cambridge
Cambridgeshire
CB25 0DA

A modern and rarely available semi-detached bungalow enjoying a non estate position towards the outskirts of this bustling and vibrant village. Accommodation comprises an entrance porch, sitting room, kitchen, 2 bedrooms, shower room and a conservatory. Complimented by an enclosed rear garden, garage and parking. EPC:C

Asking Price £265,000



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, post office, 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.

This modern and beautifully presented semi-detached bungalow enjoys a non estate position, within a small cluster of similar properties and is located towards the outskirts of this vibrant village.

The home is in superb decorative order and very versatile, benefiting from an entrance porch, entrance hallway, modern fitted kitchen, attractive double aspect sitting room, 2 bedrooms, fitted shower room and a modern conservatory. Further complimented by a low maintenance rear garden, patio seating area, a garage and parking at the rear.

The property is offered with the distinct advantage of no onward chain an early viewing is advised to really appreciate all this lovely property has to offer. With the benefit of a gas fired radiator heating system and double glazed window and doors throughout, in detail, the accommodation includes:

Entrance porch

With an entrance door, a window to side aspect, fitted carpet flooring, door to rear garden and door to:

Inner Hallway

With an entrance door, radiator, fitted carpet, access to loft space housing the gas boiler, door to storage cupboard with slatted shelving for storage.

Sitting Room 5.20m (17'1") max x 3.38m (11'1") max

An attractive, double aspect room with windows to front and side aspects, radiator, TV and aerial points, fitted carpet flooring.

Kitchen 2.55m (8'4") x 2.20m (7'3")

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, concealed under-unit lighting, fitted electric oven, built-in four ring gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled flooring.

Bedroom / study 3.58m (11'9") x 2.75m (9')

Radiator, fitted carpet, double door opening to the conservatory, double door storage cupboard. This room is also fitted with a desk and storage unit and is presently in use as a study/office, with the potential for a 2nd bedroom or dining room if desired.

Conservatory

Half brick and uPVC double glazed construction with uPVC double glazed vent windows, polycarbonate roof and ceiling fan, three windows to side aspect, window to rear aspect, radiator, tiled flooring, double door leading to patio and garden.



Bedroom 2.98m (9'9") x 2.59m (8'6")

With a window to rear aspect, radiator, fitted carpet.

Shower Room

Fitted with a three piece suite comprising walk in shower enclosure with shower above, matching shower base and glass screen doors, hand wash basin in fitted vanity unit with storage under, low level wc, window to side aspect, wood effect laminate flooring, radiator.

Outside

The property is set back behind a gravelled area with shrub border, driveway to the side leading to garage and rear and with parking space. Enclosed rear garden mainly laid to gravel with a variety of plants and shrubs, enclosed by timber panelled fencing, a paved sun patio with seating area, with a paved pathway leading to rear pedestrian gate, garden tap.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

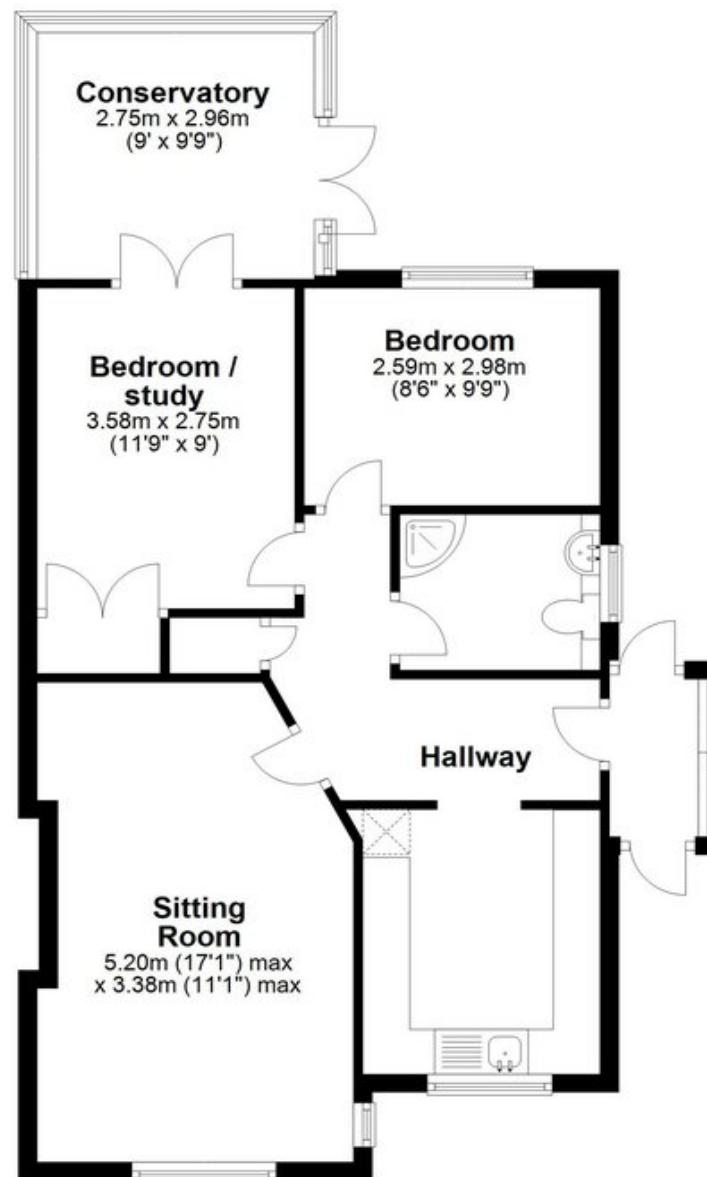
The property is not in a conservation area. The property is in a low flood risk area.

Council Tax Band: C

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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