



Felsham Chase, Burwell.

Pocock + Shaw

40 Felsham Chase
Burwell
Cambridgeshire
CB25 0JP

A superbly presented 4 bedroom detached house situated in a prominent position within a well regarded village development. The house is offered with NO CHAIN and benefits from 3 reception rooms and a modern conservatory, 4 bedrooms with 2 ensuites and a double aspect kitchen/breakfast room. Features include an integral double garage, a generous driveway and attractive south west facing garden.

Guide Price £510,000



Location 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 entrance door, wood effect flooring, stairs leading to the first floor, pair of French doors leading to the dining room.

Cloakroom with a handbasin and low level WC, wood effect flooring.

Living Room 17'3" x 11'10" (5.25 m x 3.61 m) a double aspect room with a feature fireplace with a gas fire, pair of French doors leading to the conservatory, bay window to the rear overlooking the rear garden.

Dining Room 12'0" x 9'6" (3.67 m x 2.90 m) with wood effect flooring, French doors leading to the conservatory.

Conservatory 13'4" x 10'1" (4.06 m x 3.07 m) a triple aspect room with uPVC double glazing, tiled flooring and a pair of French doors leading to the garden.

Kitchen/dining room 19'1" x 7'9" (5.81 m x 2.36 m) a double aspect room with a range of fitted base and wall mounted units, integrated eye level oven and grill with 4 ring ceramic hob and extractor hood over, tiled flooring.

Study 8'9" x 5'8" (2.66 m x 1.73 m) with wood effect flooring.

First Floor Landing

Bedroom1 16'11" x 12'0" (5.16 m x 3.66 m) with sloping ceilings, fitted wardrobes.

Ensuite bathroom () with sloping ceilings, bath, handbasin and low level WC.

Bedroom 2 13'9" x 11'11" (4.20 m x 3.63 m) with built in wardrobes.

Ensuite shower room with a tiled shower cubicle, handbasin and low level WC.

Bedroom 3 9'8" x 9'5" (2.94 m x 2.88 m) with built in wardrobes.

Bedroom 4 8'10" x 7'10" (2.68 m x 2.40 m) with a built in cupboard.

Shower room with a contemporary walk in shower cubicle, handbasin and low level WC, tiled walls and flooring, high level Velux window.

Outside The property is approached via a shingled driveway with a lawned area and shrub borders.

Double garage 15'9" x 14'1" (4.79 m x 4.29 m) with a pair of metal up and over doors to the front and windows to the side (please note that the garage doors require replacement springs to the mechanism).

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. The property has a registered title. Internet connection, basic: 17Mbps, Superfast: 57Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available.
EPC: D
Council Tax E East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS



- Modern detached house
- 3 Reception rooms
- Large conservatory
- 4 bedrooms, 2 ensuites
- Double garage
- Established gardens
- NO CHAIN



An advertisement for Pocock + Shaw real estate. The background is a green wall with a gold floral pattern. The text is in a bold, black, sans-serif font.

**Pocock
+
Shaw**

For Sale

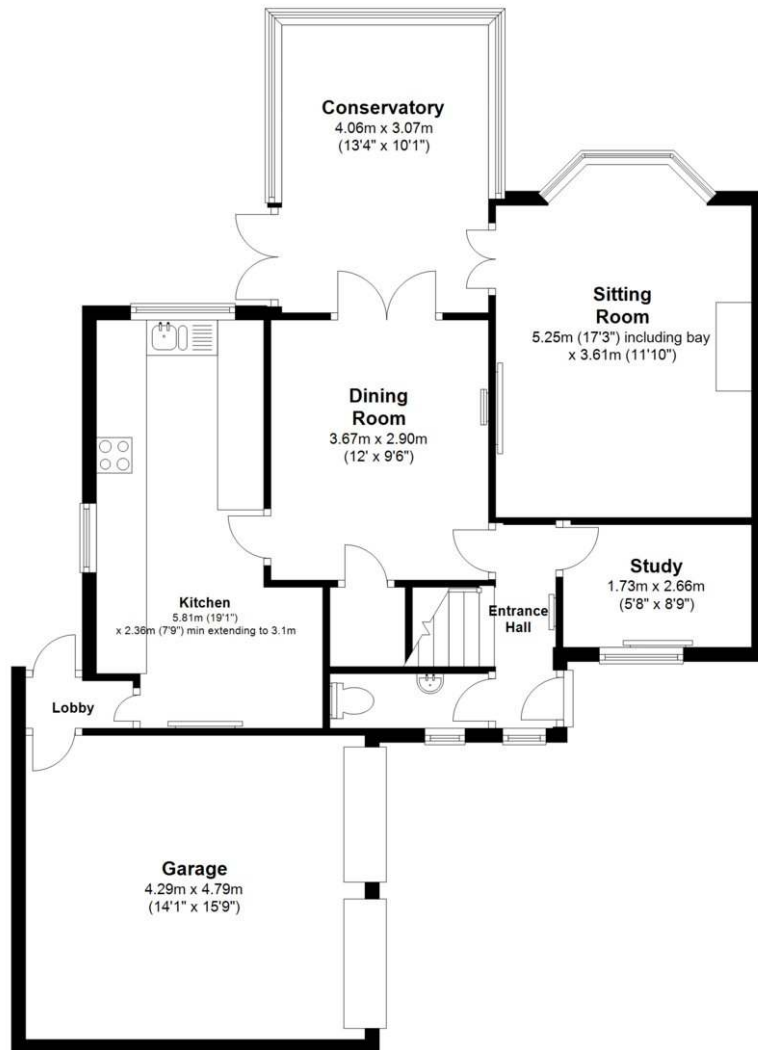
01638 668 284



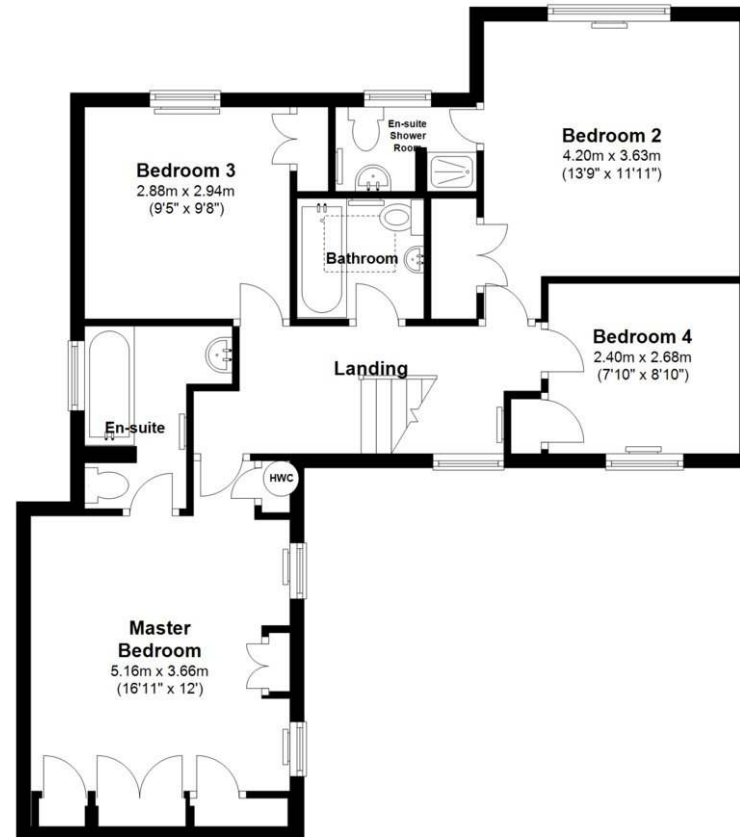




Ground Floor



First 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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