



**1 The Street,  
Westley Waterless**

**DAVID  
BURR**



# 1 The Street, Westley Waterless, CB8 0RH

Westley Waterless is an attractive rural village set amidst undulating countryside near the Cambridgeshire/Suffolk border, centred around the historic 12th-century church of St Mary-the-Less. The village benefits from good access to pre-school facilities including Old School House Day Nursery at Stetchworth and Burrough Green Playgroup, with a primary school in nearby Burrough Green and a range of well-regarded local state and private schools. Dullingham railway station lies approximately 2 km away, providing services to London King's Cross and Liverpool Street via Cambridge, with further rail links at Newmarket. The world-renowned racing town of Newmarket is around 6 miles to the north, Cambridge approximately 12 miles to the west, and the village is well placed for the A11, M11 and A14, offering excellent road connections.

Occupying a tucked-away position within the sought-after village of Westley Waterless, this well-presented two-bedroom semi-detached bungalow enjoys generous gardens with open field views to the rear and ample off-road parking. The property benefits from an air source heat pump, solar panels and an electric vehicle charging point, offering excellent energy efficiency, whilst remaining conveniently placed for access to both Newmarket and Cambridge.

## A well-presented two-bedroom bungalow with generous gardens and countryside views.

**ENTRANCE HALL** Entrance door leading into the hallway with access to the property's principal rooms.

**SITTING ROOM** A comfortable reception room with a window overlooking the front garden, featuring an attractive fireplace which creates a focal point.

**KITCHEN** Fitted with a range of eye and base level storage units complemented by worktop surfaces incorporating an inset stainless-steel sink and drainer. Integrated appliances include a four-ring ceramic hob with extractor hood over and a built-in oven. There is space for a fridge/freezer, plumbing for a washing machine and a useful pantry-style cupboard. A window overlooks the rear garden, whilst a door provides direct access outside.

**BEDROOM 1** A double bedroom enjoying views over the rear garden, complete with built-in storage cupboards and fitted shelving.

**BEDROOM 2** A further double bedroom with a window to the front aspect.

**BATHROOM** Comprising a panelled bath with glass shower screen and mixer shower over, wash hand basin and low-level WC. An obscured window to the rear aspect provides natural light, whilst two useful storage cupboards and access to the loft space complete the room.

### Outside

The property occupies a generous plot with gardens to both the front and rear. The rear garden enjoys delightful open views across neighbouring fields and is predominantly laid to lawn with a substantial decked area, ideal for outdoor seating and entertaining. There is also a brick-built storage shed together with an additional timber shed. The front garden is mainly laid to lawn with established hedging, whilst a driveway provides off-road parking for multiple vehicles and leads to the front entrance.

The property further benefits from an external electric vehicle charging point, solar panels and an air source heat pump, offering an energy-efficient heating system.

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**SERVICES** Air source heat pump providing central heating to radiators. Mains water. Mains electricity connected. The property is connected to a private drainage system shared with neighbouring properties. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND** C. (£2,044.99 per annum)

**EPC** B.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

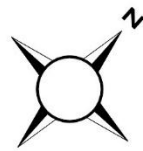
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** unwraps.pulled.scatter

**VIEWING** Strictly by prior appointment only through DAVID BURR.

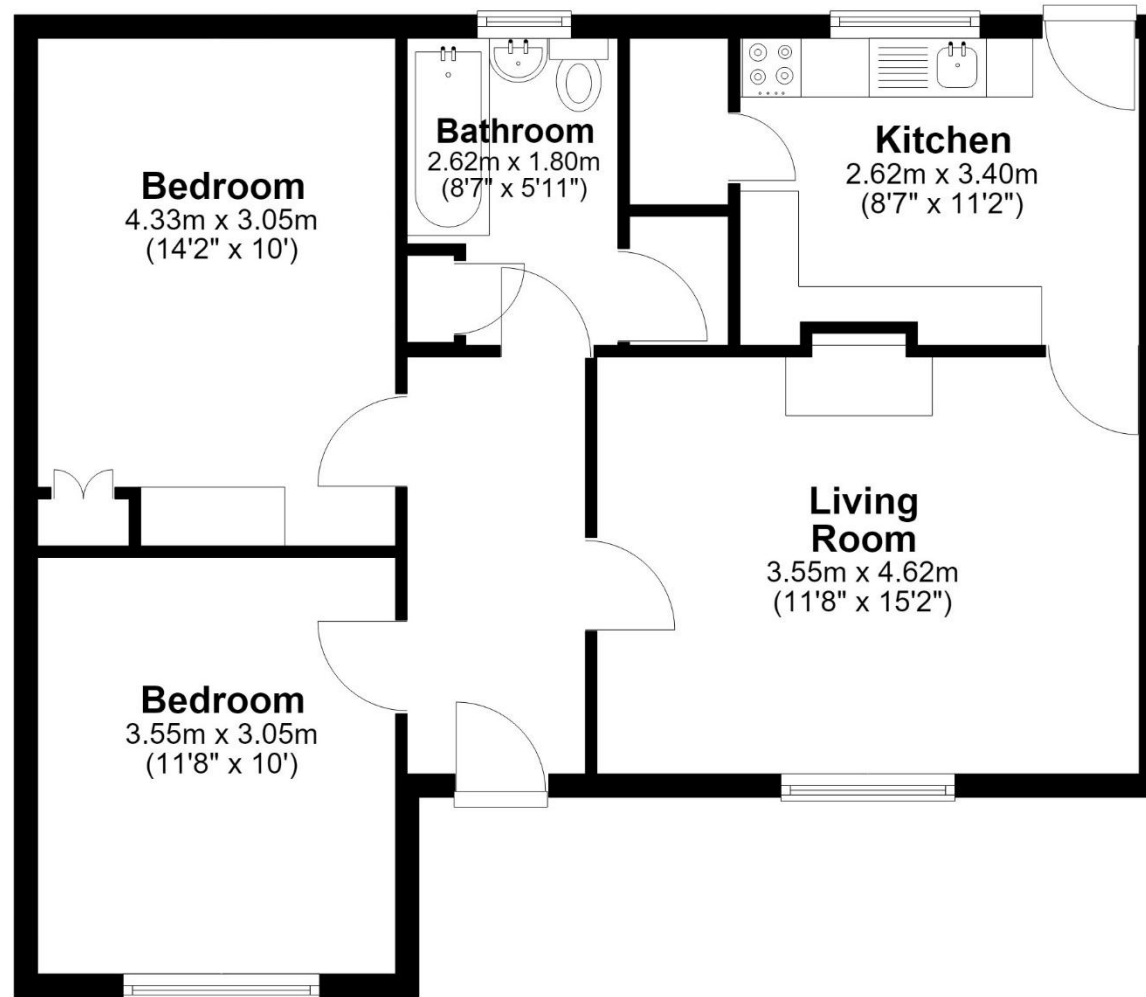
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## Ground Floor

Approx. 64.0 sq. metres (689.3 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**The Street**