



North Street, Burwell. Cambridgeshire.

Pocock + Shaw

40 North Street  
Burwell  
Cambridgeshire  
CB25 0BA

Delightful 2/3 bedroom cottage of immense charm & brimming with character, nestled in a central village setting. Benefitting from a garage, enclosed garden and off road parking. EPC:E

Asking Price £359,950



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 catering for everyday requirements, 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 and Cambridge North into London Liverpool Street and King Cross Stations.

This rather special 2/3 bedroom cottage of character is centrally located in the ever popular village of Burwell. Oozing with charm, featuring exposed brickwork, timber beams and an open fireplace. Set within striking distance of excellent village shops and local amenities. The delightful home benefits from a gas fired radiator heating system, many original period features, and viewing is a must to really appreciate this stunning home.

#### **Entrance Hall / Utility room**

With an entrance door, a window to side aspect, radiator, timber panelled ceiling, storage cupboard, fitted with worktop over, space and plumbing for washing machine, space for tumble drier, tiled flooring, doors to:

#### **Kitchen/Dining Room 6.12m (20'1") x 4.63m (15'2")**

An impressive space fitted with a range of base and eye level units with worktop space over, double inset sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, electric point for cooker, fitted fan assisted oven, built-in hob, wall mounted gas boiler unit, two windows to side aspects, window to rear aspect, understairs storage cupboard, radiator, tiled flooring, double glass pane doors, leading to the garage/garden room and to the fully enclosed rear garden area.

#### **Sitting Room 4.23m (13'10") x 4.19m (13'9")**

Open plan with exposed ceiling and vertical beams, two windows to the front aspect, fitted carpet, feature fireplace, door to stairs rising to the first floor.

#### **Study 2.26m (7'5") x 1.90m (6'3")**

With a Skylight window, fitted carpet, radiator, door to:

#### **Ground Floor Shower Room 1.90m (6'3") x 0.96m (3'2")**

Fitted with three piece suite comprising, recessed tiled shower enclosure with hand shower attachment, folding glass screen, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC, window to front aspect, tiled flooring.

#### **First Floor Landing** Fitted carpet, doors to:

#### **Bedroom 1 4.72m (15'6") max into eaves x 4.05m (13'3") max**

With a window to front aspect, fitted 3 door storage cupboard, fitted carpet, radiator.

#### **Bedroom 2 4.96m (16'3") max x 4.71m (15'5") max into eaves**

With a window to rear aspect, three door storage cupboard, two radiators, fitted carpet.

#### **Bathroom**

Fitted with a matching three piece suite comprising, bath with stainless steel taps, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, window to side aspect, useful two door storage cupboard, LVT laminated flooring, access to loft space.

#### **Garage / Garden room 3.45m (11'4") x 2.93m (9'7")**

Double timber and glass panel garage doors, uPVC door to rear garden area, concrete floor, two windows to rear aspect, useful shelving and storage area.

#### **Outside, Front**

Set pleasantly behind a low white painted wall with 2 low gates, planted with an array of trees and shrubs, with a pathway leading to the entrance door. There is an outside tap and space for off road parking beside the property.



## Outside, Rear

The fully enclosed rear garden is laid mainly to lawn with a timber gate leading to the side, water butt, wall mounted outside light fitting.

## Services & Tenure

Mains water, gas, drainage and electricity are connected.

The property has a registered title.

The property is freehold.

The property is a very low flood risk zone.

The property is in Burwell North Street conservation area.

Council Tax Band: D, East Cambridgeshire District Council.

EPC:E

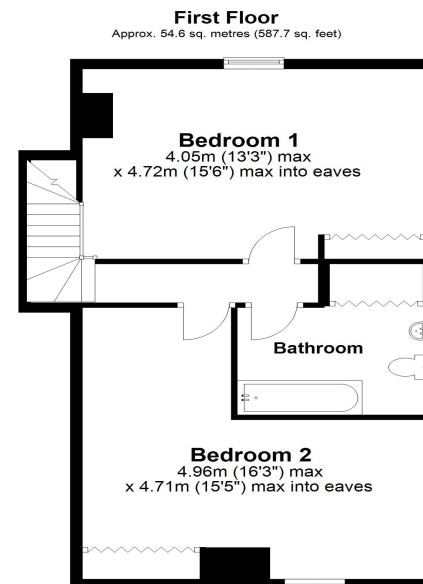
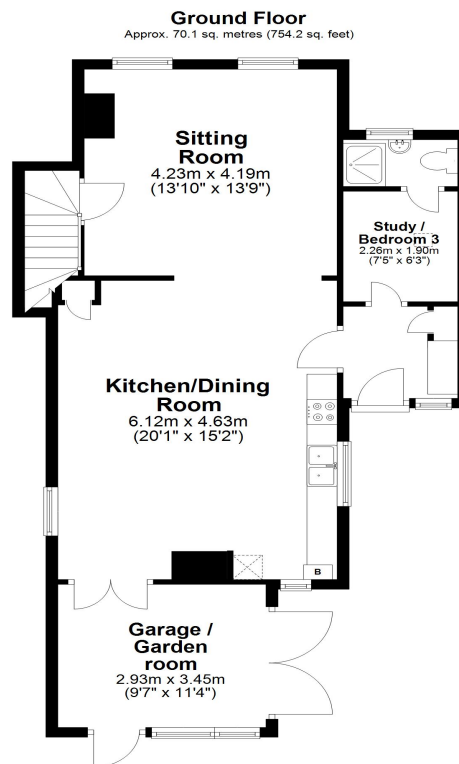
Mobile coverage by the four major providers.

Broadband: Basic, 15 Mbps. Superfast, 110 Mbps.

Ultrafast, 1000 Mbps.

Satellite / Fibre TV Availability: BT, Sky, Virgin.

**Viewing** By Arrangement with Pocock + Shaw KS



Total area: approx. 124.7 sq. metres (1341.9 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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