

pocock & shaw

Residential sales, lettings & management



71B North Street

Burwell, Cambridgeshire, CB25 0BA

An extended detached four bedroom single storey residence delightfully situated down a no through private drive close to the centre of this thriving village.

Early viewing highly recommended.

No Chain. EPC rating: D.

Guide Price: £335,000



Burwell is situated in pleasant countryside approximately 11 miles north east of the university city of Cambridge and some 41/2 miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses. There is an excellent range of facilities including a primary school, bank, various shops catering for everyday requirements, a church, public houses together with 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 in King's Cross Station.

This detached and extended property offers convenient four bedroom living accommodation complimented by a garden to the front and side, garage and off road parking. With the benefit of PVCu double glazed windows and an electric storage heater heating system in detail the accommodation includes:-

Hall

With an entrance door, electric storage heater, access to loft space, built in cupboard.

Sitting Room 4.44m (14'7") x 3.46m (11'4") max
With a wood laminate floor, electric storage heater, double doors to the garden, serving hatch from the kitchen.

Kitchen 3.67m (12'1") x 3.54m (11'7")
With a range of cupboards and drawers with work tops over, matching wall cupboards 1.5 bowl stainless steel sink unit with mixer tap, inset ceramic electric hob, built in electric oven, plumbing for a washing machine, space for a dishwasher or under counter fridge, serving hatch to the sitting room, window to the front, radiator.

Utility Area 1.52m (5') x 1.52m (5')

Window to side.

Bedroom 1 3.47m (11'5") x 3.38m (11'1")

Window to the front, electric storage heater, built in wardrobes with central dressing table.

En-suite Shower Room

Fitted with a 3 piece suit comprising of a shower enclosure, low level w.c., pedestal handbasin, window to the rear, heated towel rail.

Bedroom 2 3.53m (11'7") x 3.46m (11'4")

Window to the rear, electric storage heater.

Bedroom 3 3.54m (11'7") x 3.23m (10'7")

Window to the side, electric storage heater.

Bedroom 4 3.17m (10'5") x 2.16m (7'1")

Window to rear, electric storage heater, access to loft space.

Bathroom

Fitted with three piece suite comprising bath with mixer tap and shower handset, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, window to the side, heated towel rail.

Outside

The property has a garden to the front and side, a single brick garage measuring 17'5 x 9'1 with an up and over door, light and power and side door. There is off road parking to the front of the garage.

The property is situated off a private driveway which is owned by the house at the end. Including the property for sale three properties have access to this drive and all three properties have an equal liability to its maintenance and that of its right hand boundary. Although not fenced at the time the property came onto the market the left boundary extends to 2 meters to the left of the left wall of the property and extends as far as the right hand wall of the garage.



Services

Mains water and electricity are connected. There is currently a private drainage system in place serving all three properties. It is understood that Anglian water will be taking over responsibility for this system from October. This will include maintaining the pump situated behind the garage.

Council Tax Band: C East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



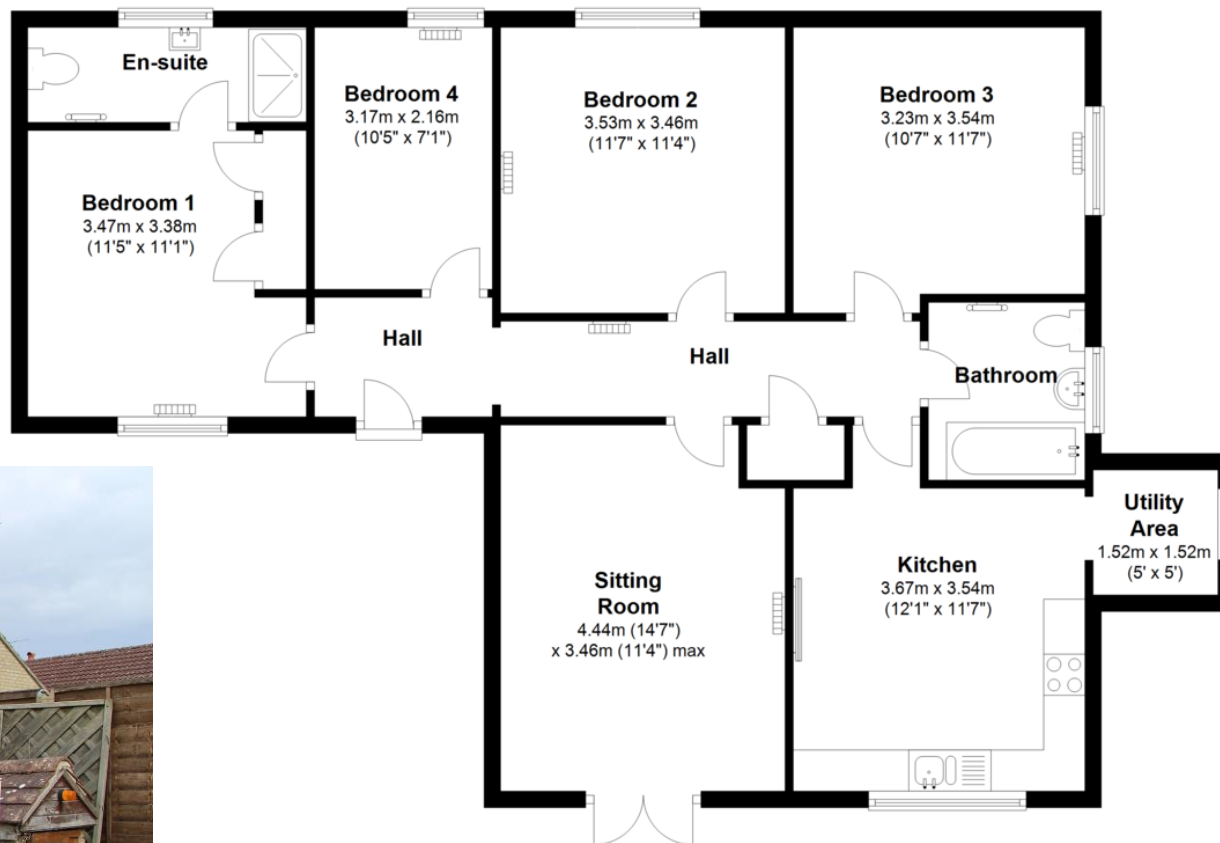
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Ground Floor



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