



High Street Burwell Cambridgeshire

Pocock + Shaw

39 High Street
Burwell
Cambridgeshire
CB25 0HD

A deceptively spacious semi-detached house, beautifully updated and presented to offer versatile family accommodation superbly arranged across three floors.

With entrance hall, cloakroom, generous kitchen/dining room, sitting room, three double bedrooms, three bathrooms, garden, garage and ample parking.

Early viewing is a must.

Guide Price £415,000



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, 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.

This modern semi detached 3 storey house has in the last few years benefitted from a considerable program of improvements. Stylish freshly decorated rooms and a versatile layout the home offers stunning, high quality accommodation, presented to a very high standard, and beautiful spacious rooms usually found in much larger homes.

With the benefit of uPVC double glazed windows, a new hot water and gas fired radiator heating system. In detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door, radiator, staircase to the first floor, built in under stairs cupboard.

Cloakroom

Fitted with a two piece suite comprising of a wash hand basin, low-level WC, window, radiator, tiled flooring.

Sitting Room 5.17m (16'11") x 3.69m (12'1")

With a window to the front, two double radiators, attractive wooden flooring, soundproofed double glazing, fitted internal shutters, telephone point, TV point.

Kitchen/Dining Room 4.75m (15'7") x 3.59m (11'9")

Fitted with a matching range of base and eye level units with wood effect worktop space over, wine rack, 1+1/4 bowl sink unit with single drainer and mixer tap, integrated washing machine, plumbing for dishwasher,

space for fridge/freezer, newly fitted eye level double oven, new induction hob with extractor hood over, window to rear aspect, contemporary vertical radiator, tiled flooring, wall mounted gas fired boiler serving the heating and the hot water systems, door to the garden.

First Floor Landing

With a radiator, staircase rising to the second floor, airing cupboard with new hot water cylinder.

Master Bedroom Suite 1 4.28m (14') x 3.69m (12'1")

With a window to the front, fitted internal shutters, double radiator, TV point, built in wardrobe/storage cupboard.

En-suite Bathroom

Fitted with a three piece suite comprising of a 'P' shaped bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, low-level WC, tiled surround, wall mounted anti-mist mirror, window to the side, heated towel rail.

Bedroom 2 3.82m (12'6") x 3.59m (11'9")

With two windows to the rear, two double radiators, built in wardrobe/storage cupboard, TV point.

Family Shower Room

Fitted with a three piece suite comprising of large tiled walk in shower enclosure with glass screen, pedestal wash hand basin with mixer tap, low-level WC, tiled surround, window to the side, heated towel rail, wall mounted mirror.

Second Floor Landing

Bedroom 3 4.25m (13'11") x 3.69m (12'1")

With a dormer window to the front, double radiator, wood laminate flooring, access to loft space, built in wardrobe, TV point..

En-suite Bathroom

Fitted with a three piece comprising of a bath, wash hand basin, low-level WC, part tiled walls, extractor fan.

Outside

The property enjoys an enclosed paved courtyard garden. Gate to rear leading to a single semi detached garage with power, three further parking spaces..



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 no flood risk area.

Council Tax Band: C

East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with

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Ground Floor



First Floor



Second 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. (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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