

pocock & shaw

Residential sales, lettings & management



13 Ness Road,
Burwell,
Cambridgeshire ,CB25 0AA

A rather special and deceptive 2
bedroom cottage offering a
wealth of character,
complimented by a delightful
garden, impressive
garage/workshop and off road
parking.

Guide Price: £300,000



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, bank, 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 into London's Liverpool Street and King's Cross Stations.

This delightful cottage offers smartly presented accommodation throughout, seamlessly combining period charm and character with modern day living. A real feature, which is very unusual for a house of this size and age is the off road parking and recently constructed garage. The garage has been designed to not only accommodate a car but also to have enough space to use as a workshop or even sub divide and create a home office area (subject to consent).

With the benefit of mostly Upvc double glazed windows and a gas fired heating system in detail the accommodation includes:-

Ground Floor

Entrance Porch

Entrance door, side window and door to:-

Sitting Room 3.84m (12'7") x 3.33m (10'11")
With a UPVC double glazed window to front, exposed brick fireplace with raised hearth, exposed wood floor, double radiator.

Inner Hall

With stairs to the 1st floor.

Kitchen/Dining Room 4.29m (14'1") max x 3.84m (12'7")

Fitted with a matching range of base units with Bamboo worktop space over, butler style sink unit with mixer tap and tiled splashbacks, integrated fridge and freezer, fitted electric double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to the rear, exposed brick fireplace with raised hearth and wood burning stove, double radiator, tiled flooring.

Rear Porch

With a window to side, door to the garden, plumbing for a washing machine, access to loft space.

Bathroom

Fitted with a three piece suite comprising of a shower bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC double glazed window to side, heated towel rail, tiled flooring, recessed ceiling spotlights.

First Floor

Landing

Access to the loft space.

Bedroom 1 3.84m (12'7") x 3.32m (10'11") max
With a UPVC window to the front, radiator, built in wardrobes with sliding doors.

Bedroom 2 3.34m (10'11") x 2.72m (8'11")
With a large UPVC window to the rear, radiator.

Cloakroom

With a window to the rear, low level WC, handbasin, radiator.



Outside

There is a front garden behind a brick retaining wall with gate and path to the front door and shrubs.

The rear garden is about 27.5 meters in length plus the garage and two parking spaces beyond. The garden, which is enclosed, is laid to lawn with shrub borders, outbuilding with gas fired combination boiler serving the heating and hot water. Path leading to a vegetable garden and beyond the garage with timber deck and pleasant sitting area. **Garage** 7.64m (25'1") x 3.61m (11'10") with double entrance doors and access to two off road parking spaces, light and power and door to the deck and garden with electronic lock.

Services

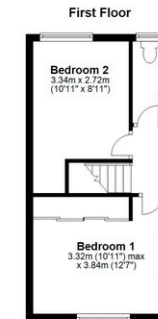
Mains water, gas, drainage and electricity are connected.

Tenure The property is freehold.

Council Tax Band: B East Cambs.

Viewing

Strictly by arrangement with Pocock & Shaw.



pocock & shaw
Residential sales, lettings & management

59 High Street, Burwell, cambs, CB25)HT

Tel: 01638 668 284

Email: burwell@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

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