



Anchor Lane Burwell Cambridgeshire

Pocock + Shaw

Ash View Cottage
6 Anchor Lane
Burwell
Cambridgeshire
CB25 0BD

Ash View Cottage is delightful detached chalet bungalow and offers a perfect combination of space, comfort and modern convenience. Providing four bedrooms cleverly arranged over two floors, a large kitchen/family room, separate dining room, utility and cloakroom, and with the ground floor master bedroom with dressing area and ensuite shower room. EPC:C

Offers Over £500,000



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. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

This superbly presented and deceptively spacious home has been thoughtfully and cleverly extended and updated in recent times to create a delightful versatile open plan chalet bungalow, ideally positioned in an idyllic location in this sought after and highly desirable village setting. The property offers the perfect combination of space, comfort and modern convenience providing 4/5 bedrooms arranged over 2 floors, comprising a large modern open plan kitchen/family room with wood burner, a separate dining room separate utility, ground floor cloakroom, and with the added benefit of a generous master bedroom with a dressing area plus ensuite shower room. The light and airy first floor landing leads to three further bedrooms and a superb modern family bathroom and generous storage cupboard.

Additionally there is off road parking and an enclosed rear garden with the inclusion of a wood burner and a gas fired central heating system provides both charm and practicality.

Ground Floor

Open Plan Kitchen / Family room

11.37m (37'4") x 3.64m (11'11")

A generous light and airy space with a part glazed entrance door, leading into the superb open plan sitting room / family room with wood burner stove, windows to front and side aspects, two radiators, laminate flooring, double doors opening to the dining room.

The kitchen is fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated electric oven and grill, 5 ring gas hob with extractor above, plumbing for dishwasher, space for fridge/freezer, two windows to front aspect, open plan to:

Utility Room 1.82m (6') x 1.42m (4'8")

Fitted with a matching range of base units, stainless steel sink unit with single drainer and mixer tap, wall mounted gas radiator heating boiler combination boiler serving heating system and domestic hot water with heating timer control, radiator, plumbing and space for washing machine, door to side, radiator.

Dining Room 3.86m (12'8") x 3.04m (10')

Double glass panel doors, laminate flooring, radiator, double doors lead to rear garden.

Inner hallway

Stairs rising to first floor, doors to:

Cloakroom

Fitted with a two piece suite comprising hand wash basin in vanity unit with storage under, mirror, low level WC, window to rear aspect, heated towel rail.

Master Bedroom 4.29m (14'1") x 2.71m (8'11")

Two windows to rear aspect, understairs storage cupboard, radiator, open plan to:

Dressing Area 3.05m (10') x 1.96m (6'5")

With a window to side, large fitted wardrobes, radiator. door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted shower above, matching shower base and glass screen, low-level WC, extractor fan, mirrored cabinet, tiled surround, window to side, heated towel rail.

First Floor

Landing

Radiator, lightwell, door to generous storage cupboard.

Bedroom 2 6.75m (22'2") x 3.20m (10'6")

With dormer windows to front and rear aspect, large fitted wardrobe, two radiators.

Bedroom 4 3.74m (12'3") x 2.16m (7'1")

Window to front, radiator.

Family Bathroom

Fitted with three piece suite comprising bath with shower over, glass screen and mixer tap, wash hand basin in vanity unit with storage under, mixer tap, tiled surround, low-level WC, window to rear, mirror, heated towel rail.



Bedroom 3 6.27m (20'7") x 2.01m (6'7")
Velux window, radiator, access to loft space.

Outside

Open plan front garden with a variety of mixed plants and shrubs, driveway and hard standing to side providing parking for vehicles, with a foot path leading to front door and a side path to rear.

Enclosed rear gardens with various plants, shrubs and trees, timber panelled fences to rear and sides, timber garden shed, exterior light.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

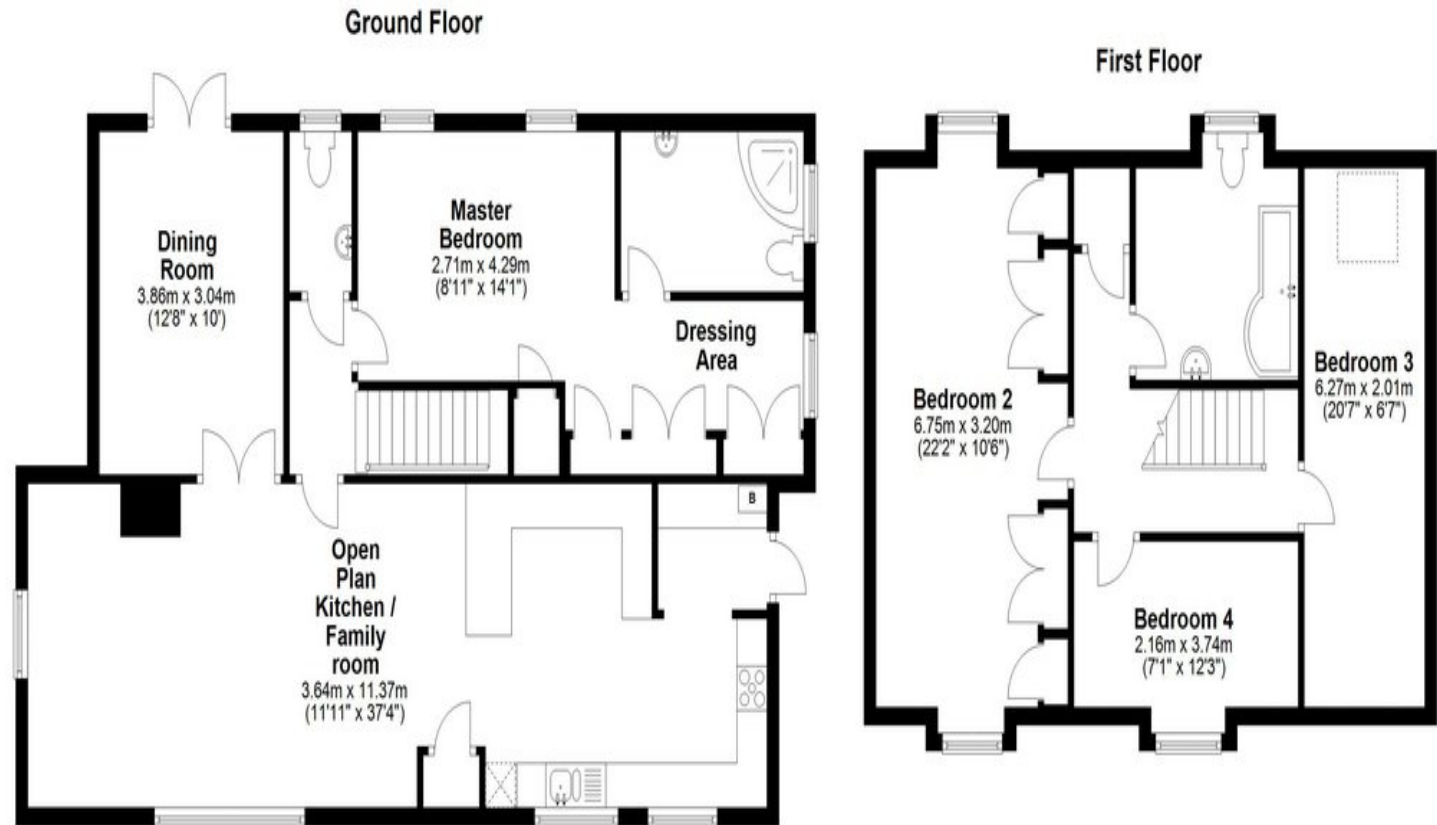
Conservation area

Burwell North Street, East Cambridgeshire. The property is in a low flood risk area.

Council Tax Band: D

East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw.
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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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