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Residential sales, lettings & management





35 Silver Street,  
Burwell,  
Cambridgeshire ,CB25 0EF

Located in a desired non estate village position this stunning three bedroom Victorian Cottage offers both light and airy accommodation over three floors which can only truly be appreciated with an internal viewing.

This beautiful home offers a cottage feel with character features such as a open fireplace, wood burning stove and shaker style kitchen, yet benefits from Sash style Upvc windows, gas central heating and 3 stylish bathrooms, one to each floor.

Guide Price: £379,950





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

With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

## Ground Floor

### Entrance Porch

With front door and door to:

### Sitting/Dining Room 7.76m (25'6") x 4.91m (16'1")

A wonderful room, formerly two rooms and now the hub of the house with two fireplaces, one with an original style period grate and the other with a multi fuel stove, two Upvc double glazed windows, two radiators, stairs to the 1<sup>st</sup> floor, built in storage cupboard.

### Kitchen 3.89m (12'9") x 2.63m (8'8")

Fitted with a matching range of base and eye level units with wooden worktop space over, butler style sink unit with mixer tap and tiled splashbacks, plumbing for a dishwasher, space for a fridge/freezer, gas point for cooker with extractor

hood over, uPVC double window to the rear, radiator, tiled flooring, opening to:

### Utility Area 2.02m (6'7") x 1.64m (5'5")

Fitted with base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, radiator.

### Shower Room

Fitted with a three piece suite comprising of shower enclosure with glass screen, wash hand basin with cupboard under, mixer tap and tiled splashback and low-level WC, uPVC double glazed window to side, heated towel rail, tiled.

### Boot Room/Storage area

With Upvc windows, tiled flooring, door to the 3 garden.

## First Floor

### Landing

With a hardwood double glazed window to front, stairs to the second floor.

### Bedroom 1 3.89m (12'9") x 3.64m (11'11")

With a radiator, high level feature double doors and door to:

### Stylish En-suite Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over and glass screen, wash hand basin with cupboard under, mixer tap and tiled splashback, low-level WC, tiled surround, Upvc window to the rear, heated towel rail and tiled flooring.

### Bedroom 3 4.05m (13'3") x 2.53m (8'4") min

With a Upvc window to the front, range of built in wardrobes, radiator.



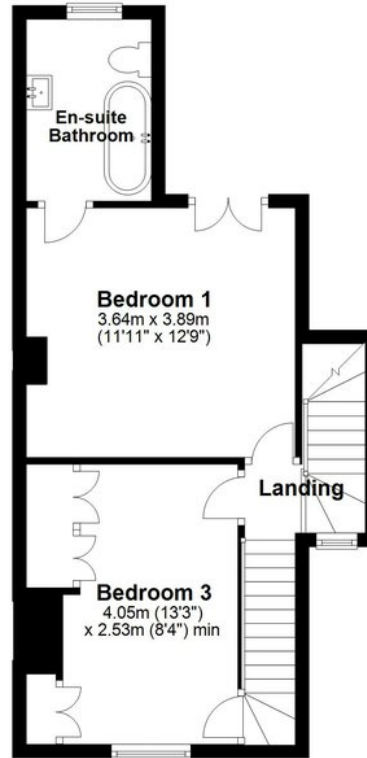
### Ground Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



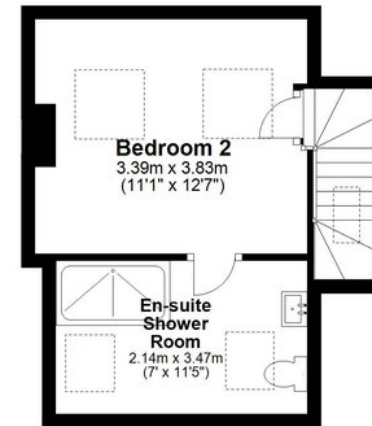
### First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



### Second Floor

Approx. 23.4 sq. metres (252.2 sq. feet)



Total area: approx. 121.5 sq. metres (1308.2 sq. feet)



## Second Floor

### Landing

Velux skylight.

**Bedroom 2** 3.83m (12'7") x 3.39m (11'1")  
With two Velux skylights, built in eves storage, double radiator and door to:

### En-suite Shower Room

Fitted with a three piece comprising of a shower with glass screen, wash hand basin with cupboard under and tiled splashback, low-level WC, extractor fan, two Velux skylights, two heated towel rails.

### Outside

Front garden edged with a picket fence and path to the side a front door. Enclosed rear garden with large patio area, lawn, two timber garden sheds, gate to the front.

### Services

Mains water, gas, drainage and electricity are connected.

### Tenure

The property is freehold.

### Council Tax Band: C

East Cambridgeshire District Council.

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

**pocock & shaw**  
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2 Wellington Street, Newmarket, Suffolk, CB8 0HT

Tel: 01638 668 284

Email: [newmarket@pocock.co.uk](mailto:newmarket@pocock.co.uk) [www.pocock.co.uk](http://www.pocock.co.uk)



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