



Ness Road, Burwell

Pocock + Shaw

6 Ness Road
Burwell
Cambridgeshire
CB25 0AA

A fantastic opportunity to purchase a detached bungalow meticulously refurbished to provide a superb modern three bedroom home, conveniently positioned in the heart of this thriving and bustling village. EPC: D

Guide Price £364,000



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, 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.

Deceptively spacious and thoughtfully updated this three bedroom detached bungalow is nestled within a small cluster of similar properties and located in a convenient, central village position. The home is superbly presented and offers accommodation to include an entrance porch, open plan sitting/dining room, opening into the modern stylish kitchen, three bedrooms, master with an ensuite shower room plus a contemporary family bathroom.

Outside the property is set back behind a front garden laid mainly to lawn, with a paved driveway leading to the single garage and providing off road parking, a pathway leads to the front door.

With the benefit of a gas fired radiator heating system and double glazing throughout, in detail the accommodation comprises:

Entrance porch

With a part-glazed entrance door, window to front aspect, door to:

Sitting/Dining Room 6.57m (21'7") max x 4.86m (15'11") A light and airy open plan space with a picture window to front aspect, fireplace, radiator, open plan to kitchen, TV connection point.

Kitchen 3.57m (11'9") x 2.35m (7'9")

Fitted with a stunning 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, concealed under-unit lights, integrated fridge, freezer, dishwasher and washing machine, fitted electric oven, built-in five ring gas hob with extractor hood over, two windows and a door to side aspect, radiator.

Inner Hallway

Access to loft space, door to airing cupboard housing the boiler unit.

Bedroom 1 3.30m (10'10") x 3.06m (10')

With a window to rear aspect, ceiling light/fan, radiator.

En-suite Shower Room

Refitted three piece suite comprising tiled shower enclosure with fitted shower above, matching shower base and glass screen, pedestal wash hand basin in vanity unit with storage under, mixer tap, tiled splashback, low WC, heated towel rail, sliding door.

Bedroom 2 3.44m (11'3") x 3.25m (10'8") max

Window to rear aspect, radiator, ceiling light/fan.

Bedroom 3 2.51m (8'3") x 2.48m (8'2")

With a window to side aspect, fitted double wardrobe, radiator.

Bathroom

Refitted with three piece suite comprising bath with shower over, mixer tap and glass screen, wash hand basin in vanity unit with storage under, mixer tap and tiled splashback and low-level WC, heated towel rail, extractor fan, two windows to side aspect, heated towel rail.

Outside

The property is set back behind a front garden laid mainly to lawn, block paved driveway and gated access to the rear garden area, electric car charging unit.

The fully enclosed rear garden is mainly laid to lawn, edged with a shrub borders, a selection of attractively planted trees and shrubs and trellis climbers, paved patio seating area, outside lighting, water tap.



Garage

Single brick construction with up and over door, power and light connected, pedestrian door to rear.

Services & Tenure

Mains water, gas, drainage and electricity are connected.

The property is freehold.

The property is not in a conservation area.

The property is in a low flood risk area.

Council Tax Band: D,

East Cambridgeshire District Council

Mobile coverage available by the four major providers.

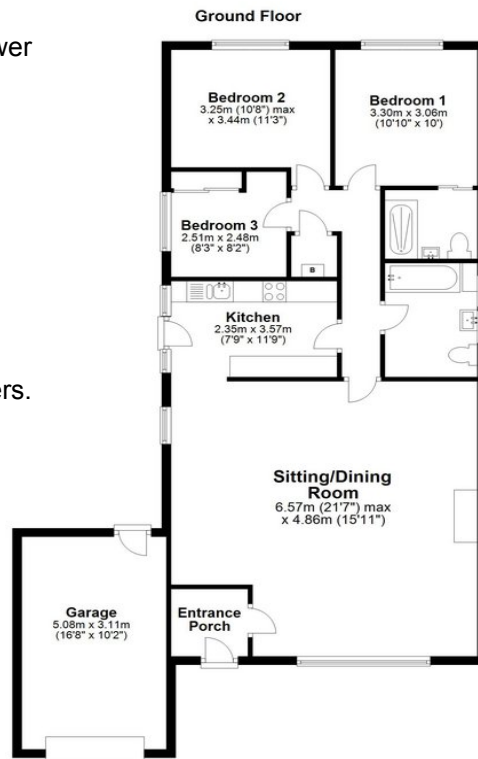
Broadband, Basic 18 Mbps, Superfast 121 Mbps,

Ultrafast 1000 Mbps,

Satellite / Fibre TV Availability: BT, Sky, Virgin.

The property is of standard construction.

Viewing: Strictly by prior arrangement with
Pocock + Shaw. KS



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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