



Ness Road, Burwell, CB25 0AA

**CHEFFINS**

# Ness Road

Burwell,  
CB25 0AA

4 2 3

**Offers In Excess Of £485,000**



- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Large Utility/Boot Room
- Extensive Parking
- Double Garage & Workshop
- Private Rear Garden
- NO CHAIN

A detached 4 bedroom family home, ideally positioned in a sought-after non-estate location with convenient access to local village amenities. Offering in excess of 1,800 sq ft of versatile accommodation, the property comprises 3 reception rooms, a fitted kitchen, a spacious utility/boot room, 2 bathrooms and 4 bedrooms. Externally the property benefits from a generous driveway leading to a large double garage, a separate workshop and a private rear garden.



## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

## ENTRANCE HALL

with solid wood entrance door, Georgian style tiled flooring, stairs leading up to the first floor, under stairs storage cupboard, inset spotlights, radiator.

## LIVING ROOM/SNUG

A dual aspect room with double glazed windows to the front aspect with fitted wooden shutters, a further window to the side aspect and a wood burning stove with a slate hearth and marble surround, inset spotlights, bespoke built-in storage cupboards and shelving.

## DINING ROOM

with a double glazed window to the front aspect with fitted wooden shutters, radiator, open fireplace with wooden surround and marble hearth, built-in storage, laminate flooring, inset spotlights.

## KITCHEN

with a range of matching wall and base units with silestone worksurfaces, 1.5 bowl sunken sink, freestanding Range cooker with 7 ring gas hob and 2 electric ovens, integrated Miele dishwasher, space for further appliances, breakfast bar seating area, tiled splashbacks, inset spotlights, tiled flooring with electric underfloor heating.

## DINING/FAMILY ROOM

Open plan with the kitchen. A dual aspect room with a double glazed window to the rear with fitted wooden shutter blinds and French doors opening to the garden with full length glazed windows either side, solid wood flooring, inset spotlights and radiator.

## REAR LOBBY

with a storage cupboard, tiled flooring, radiator, leading through to;

## UTILITY/BOOT ROOM

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, tiled splashbacks, wall mounted gas boiler, space and plumbing for appliances, loft access, radiator, double glazed window and door to the rear aspect.

## BATHROOM

with a low level WC, pedestal wash hand basin, shower cubicle, side panel bath, tiled splashbacks, tiled flooring, 2 heated chrome towel rails, inset spotlights, double glazed window to the side aspect.

## FIRST FLOOR

### LANDING

with loft access, radiator, double glazed window to the front aspect.

### BEDROOM 1

with built-in wardrobes, radiator, inset spotlights, double glazed window to the front aspect with fitted wooden shutters.

### BEDROOM 2

with radiator, inset spotlights, double glazed window to the front aspect with fitted wooden shutters.

### BEDROOM 3

with radiator, airing cupboard housing the water cylinder, double glazed window to the rear aspect.

### BEDROOM 4

with built-in wardrobes, radiator, double glazed window to the rear aspect.

## FAMILY BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath with power shower over, heated chrome towel rail, tiled splashbacks, double glazed window to the rear aspect.

## OUTSIDE

To the front of the property is an enclosed garden area laid to lawn and enclosed by hedgerow borders, offering a wealth of privacy and seclusion.

To the side of the property is a tarmac driveway and area laid to shingle providing ample parking. Double electric iron gates open through to a further expansive tarmac driveway with brick built flower beds.

The attractive rear gardens are mainly laid to lawn with sculpted hedgerow borders, flower beds and mature trees. A block paved patio seating area is enclosed by a clunch and red brick wall with steps leading up to the main garden.

Please note the property boundary will be amended to reflect a revised plot size, which is currently identified by stakes positioned within the garden.

## DOUBLE GARAGE

with up and over door, power and light.

## WORKSHOP

Adjoining the garage with a window to the side, power and light and double doors to the front.

To the rear of this is a heated dog kennel and an outside area currently used for storing logs.


## SALES AGENTS NOTES

Please note that the Land Registry title plan will be amended to reflect revised boundaries following a reduction in the plot size.

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>63</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



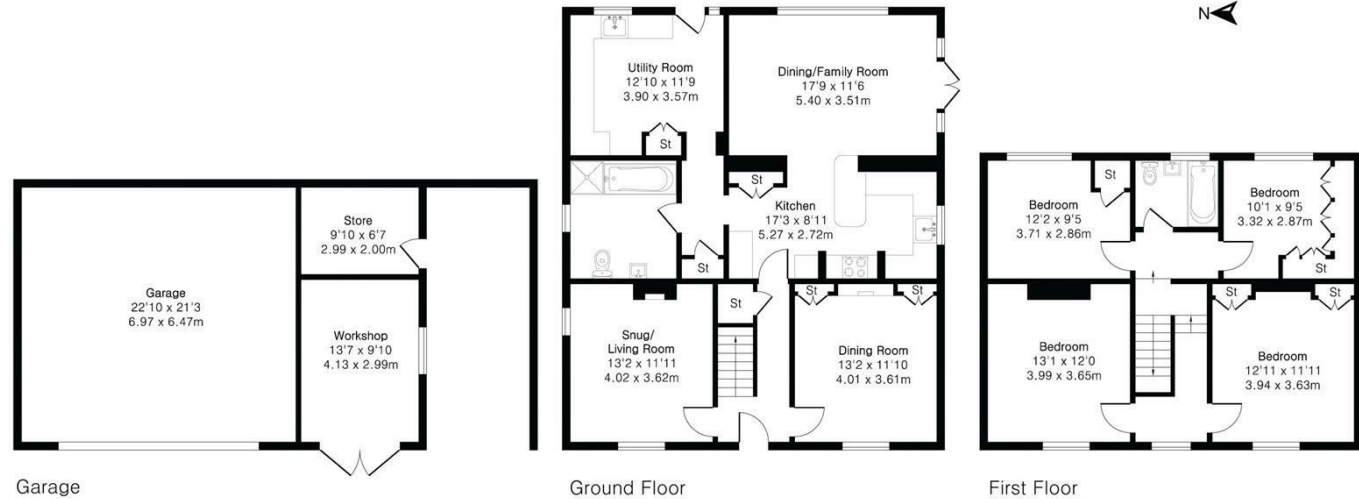
Offers In Excess Of £485,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 1804 sq ft - 168 sq m  
(Excluding Garage)**

Ground Floor Area 1087 sq ft – 101 sq m  
 First Floor Area 717 sq ft – 67 sq m  
 Garage Area 703 sq ft – 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

