

Ness Road, Burwell, CB25 0DA

CHEFFINS

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Burwell,
CB25 0DA

4 2 3

Guide Price £500,000

- Extended & Improved Family Home
- 4 Bedrooms - 1 Ensuite
- 3 Versatile Reception Rooms
- Modern Stylish Bathroom
- Driveway Providing Ample Off-Road Parking
- Landscaped & Private Rear Garden
- Popular Village Location



A recently improved and extended modern detached family home, ideally situated in a popular village with excellent transport links to Cambridge, Newmarket and Ely. Offering over 1,500 sq ft of well presented accommodation, the property boasts a superb open plan kitchen/breakfast room, 3 versatile reception rooms, 2 cloakrooms, 4 generously sized bedrooms, including a principal bedroom with en suite and a stylish family bathroom. Outside, the property benefits from a beautifully landscaped private rear garden and ample off-road parking.









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.

LIVING ROOM
with entrance door, stairs leading to the first floor, modern radiator, multi-fuel wood burner, recessed ceiling spotlights, bay window to the front aspect.

KITCHEN/BREAKFAST ROOM
with a range of built-in wall and base cupboards with oak worktop surfaces, inset butler sink, integrated induction hob with extractor hood over, built-in eye level double oven, space and plumbing for dishwasher, space for American style fridge/freezer, tiled splashbacks, under stairs storage cupboard, radiator, recessed ceiling spotlights, archway through to;

DINING/FAMILY ROOM
A spacious dual aspect room with bi-fold doors opening onto the garden, large windows to the side aspect, a radiator, recessed ceiling spotlights.

INNER LOBBY
with space and plumbing for a washing machine and tumble dryer.

CLOAKROOM
with a low level WC, hand wash basin, radiator, window to the rear aspect.

PLAY ROOM
with a built in cupboard with oak worktop and sink, 2 velux windows, modern radiator, recessed ceiling spotlights, door to the garden.

CLOAKROOM
with a low level WC and a window to the rear aspect.

BOOT ROOM
with further entrance door to the front, built-in storage units, vaulted ceiling.

FIRST FLOOR

LANDING
with a window to the side aspect.

PRIMARY BEDROOM
with a large velux window, vaulted ceiling and a window to the rear aspect.

ENSUITE SHOWER ROOM
with a shower cubicle, hand wash basin, low level WC, radiator.

BEDROOM 2
with a radiator, window to the rear aspect.

BEDROOM 3
with a radiator, window to the front aspect.

BEDROOM 4
with a radiator, window to the front aspect.

FAMILY BATHROOM
with a panelled bath with shower over, stylish vanity twin hand wash basins with low level WC, heated towel rail, window to the side aspect.

OUTSIDE
To the front of the property is a generous gravelled driveway providing ample off-road parking with a pathway leading to both entrance doors.

The landscaped rear garden has been designed for low maintenance living, featuring a composite decked seating area, a paved patio and an area of artificial lawn. Enclosed by mature hedgerow to the side and rear, together with a walled boundary to the right hand side, the garden enjoys a high degree of privacy.

SALES AGENTS NOTES
Please note the extension contains a timber frame construction.

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





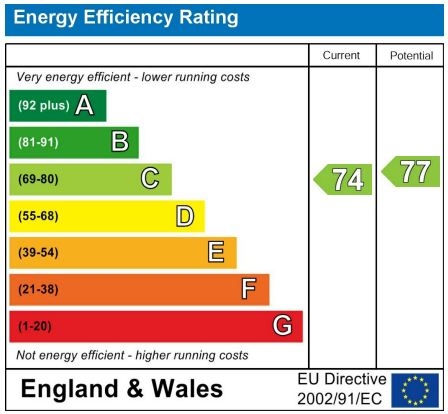










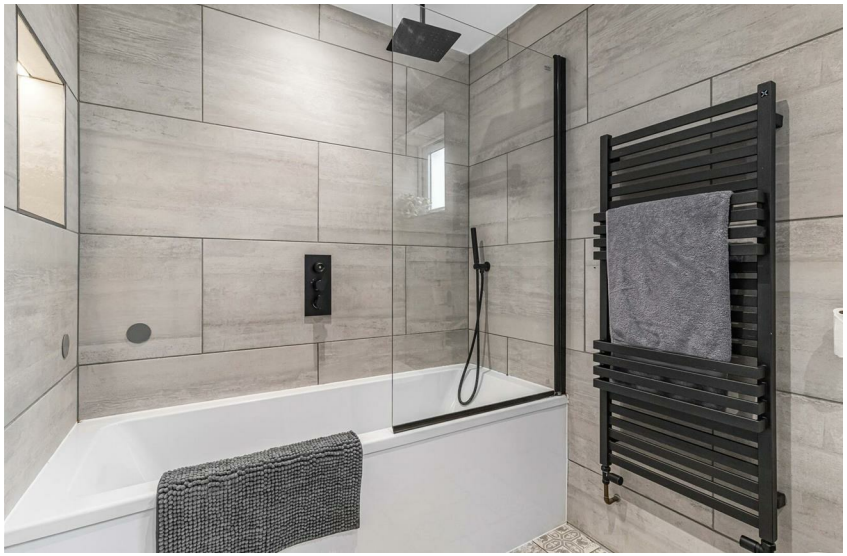






Guide Price £500,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire











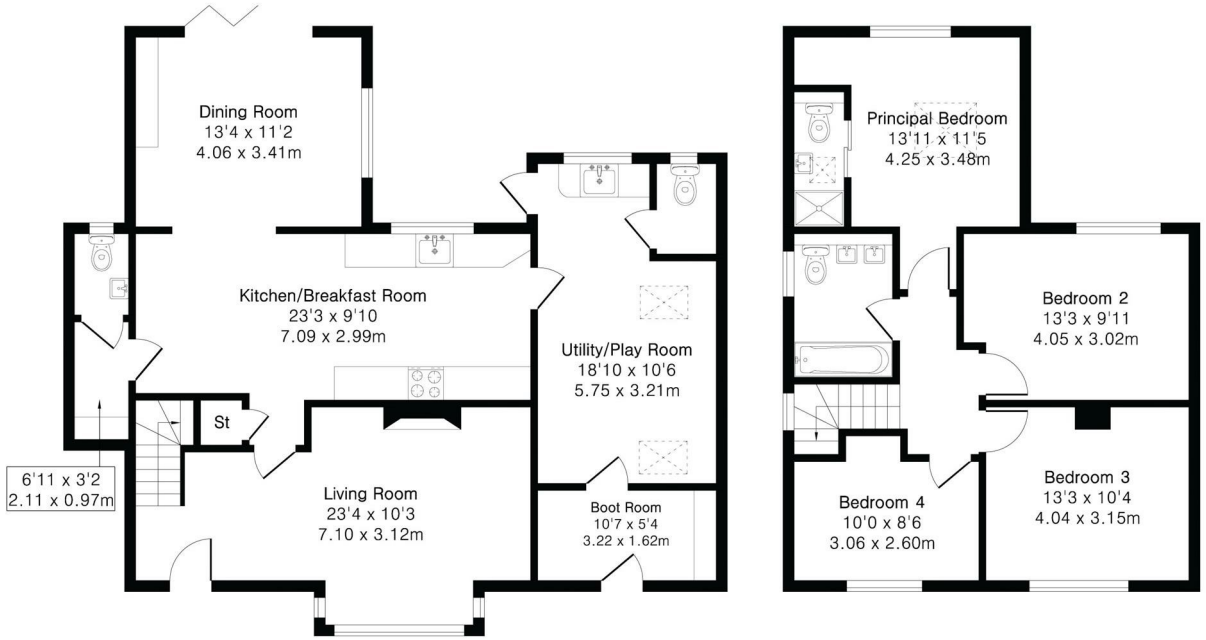


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Approximate Gross Internal Area 1598 sq ft - 149 sq m

Ground Floor Area 966 sq ft – 90 sq m

First Floor Area 632 sq ft – 59 sq m



PINKPLAN

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.

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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.

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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.

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