Ness Road, Burwell, CB25 0AA

CHEFFINS

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Ness Road

Burwell,
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Guide Price £575,000

- 4 Bedroom House & 2 Bedroom Annexe
- A total of approx. 3,000 sq ft
- Perfect for Multi-Generational Living
- Gated Driveway & Garage
- Enclosed Rear Garden
- NO CHAIN

A perfect home for multi-generational living with a 4 bedroom main house and 2 bedroom annexe, comprising over 3,000 sq ft of accommodation. The property is offered with NO CHAIN and benefits from a spacious living room, a study, conservatory and utility room. The annexe comprises a living/dining area and fitted kitchen on the ground floor and 2 bedrooms with a bathroom on the first floor. External features include an enclosed rear garden, a gated driveway providing off-road parking and garage. Viewing Recommended.

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
A generous sized entrance hall with a built-in storage cupboard, radiator, stairs leading up to the first floor.

KITCHEN/BREAKFAST ROOM
Comprising a range of modern wall and base units with work surfaces over, a black resin sink and drainer, integrated eye level oven and combination microwave, induction hob with extractor hood over, space and plumbing for dishwasher and space for American style fridge/freezer, breakfast bar seating, radiator, window to the rear aspect.

DINING ROOM
A generous sized room with a radiator, double doors opening out onto the patio area, glazed double doors leading through to the living room.

LIVING ROOM
with an exposed brick feature fireplace with marble surround and hearth, radiator, bay window to the front aspect, double glazed doors leading through to the dining room and double sliding doors leading into the conservatory.

STUDY
Offering the potential for a variety of uses with a radiator and window to the side aspect.

CONSERVATORY
Overlooking the rear garden with tiled flooring, door leading out to the patio area and sliding doors through to the living room.

UTILITY ROOM
with a range of base units with work surfaces over, space and plumbing for washing machine, tiled walls, radiator, half glazed door to the rear garden.

CLOAKROOM
with a low level WC and a hand wash basin.

FIRST FLOOR

LANDING
with an airing cupboard.

PRIMARY BEDROOM SUITE
with large built-in mirrored wardrobes, archway opening leading to the dressing area, radiator and a window to the rear aspect.

DRESSING AREA
with space for dressing table and drawer storage, radiator and a window to the front aspect.

ENSUITE BATHROOM
comprising a concealed cistern low level WC, built-in hand wash basin with storage and counter top, panelled bath, walk-in shower cubicle, chrome heated towel rail, obscured window.

BEDROOM 2
A double bedroom with large built-in mirrored wardrobes, radiator, window to the rear aspect.

BEDROOM 3
A double bedroom with built-in mirrored wardrobes, radiator, window to the rear aspect.

BEDROOM 4
Double bedroom with a window to the side aspect, radiator.

BATHROOM
comprising a low level WC, vanity hand wash basin with built-in cupboards and drawer storage, sunken tiled bath, walk-in shower cubicle, LVT wood flooring, heated towel rail, obscured window.

ANNEXE ACCOMODATION

ENTRANCE HALL
with a radiator, stairs leading to the first floor with a fitted stair lift.

KITCHEN
with a range of matching wall and base mounted units with work surfaces over, stainless steel sink and drainer, integrated eye level double oven, electric hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, window to the side aspect.

DINING ROOM
with a radiator, window to the front aspect.

LIVING ROOM
A dual aspect room with a radiator.

CLOAKROOM
with a low level WC, hand wash basin.

FIRST FLOOR

LANDING
with a radiator.

BEDROOM 1
A double bedroom with dual aspect windows, radiator, built-in mirrored wardrobes.

BEDROOM 2
A double bedroom with a window to the front aspect, built-in mirrored wardrobe, radiator.

BATHROOM
with a low level WC, pedestal hand wash basin, panelled bath, walk-in shower cubicle, dual velux windows.

GARAGE
with an up and over door, internal door leading to the sound room.

SOUND ROOM/BAR
Versatile space (currently set up as a bar) with bar seating area, power and lighting.

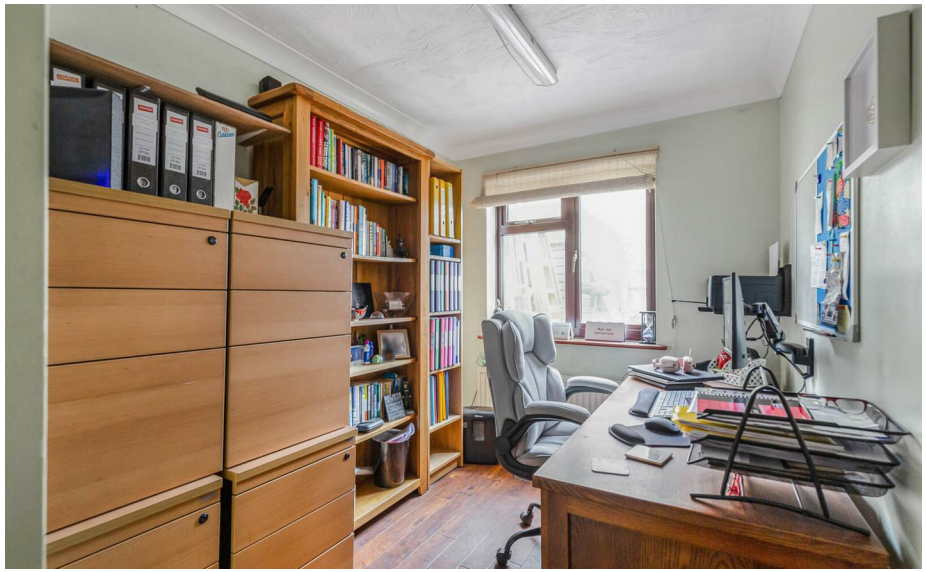
WORKSHOP
with internal doors leading into the sound room and glazed door out to rear garden.

OUTSIDE
To the front of the property is a large gravelled driveway providing off-road parking for various vehicles partly enclosed by a brick wall to the right hand side. A block paved pathway leads around the driveway providing access to the main entrance door and annexe entrance door.

To the rear of the property is an established laid to lawn garden with mature shrubs, trees and hedgerows. Paved steps lead to a raised patio area adjoining the conservatory and dining room.

SALES AGENTS NOTES
EPC for main house - 73(C) / 81(B)
EPC for annexe - 71(C) / 85(B)

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



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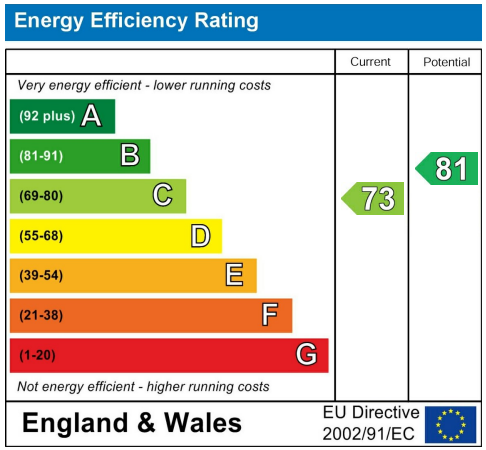

Guide Price £575,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambridgeshire

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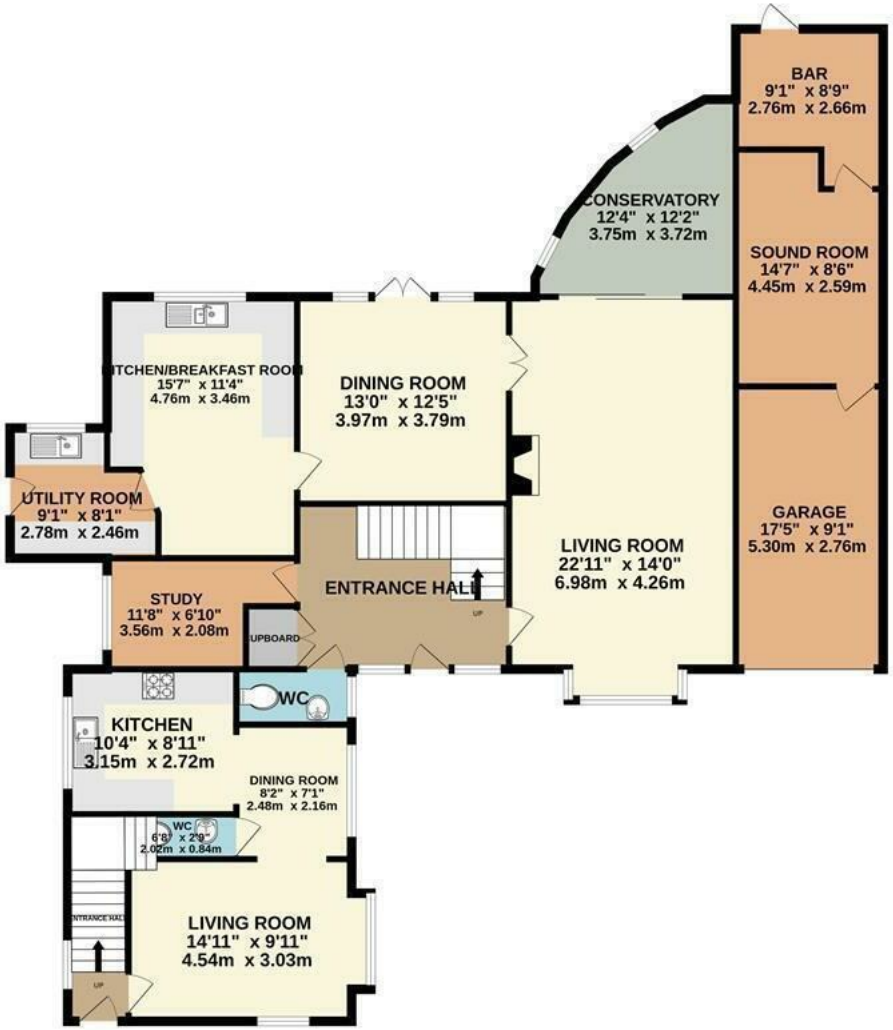
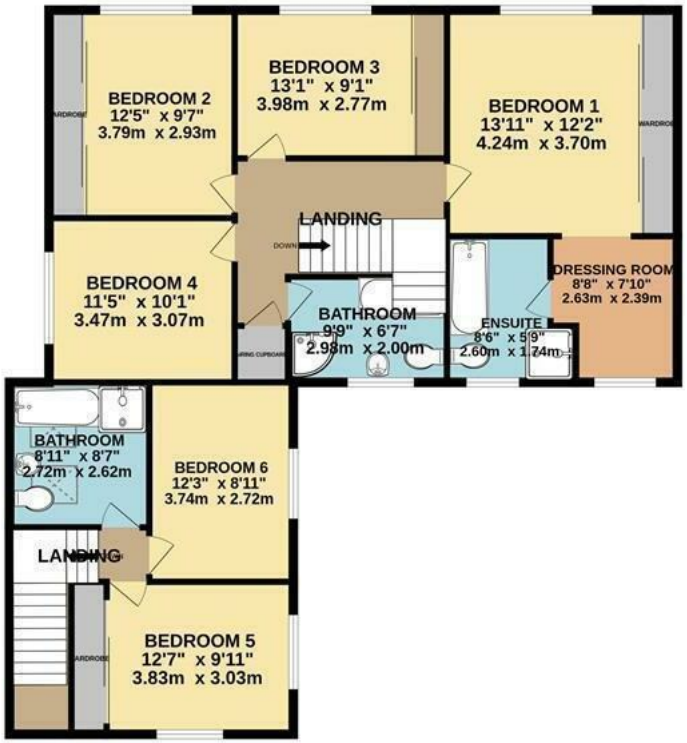
GROUND FLOOR
1788 sq.ft. (166.1 sq.m.) approx.



1ST FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



TOTAL FLOOR AREA : 3051 sq.ft. (283.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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