

pocock & shaw

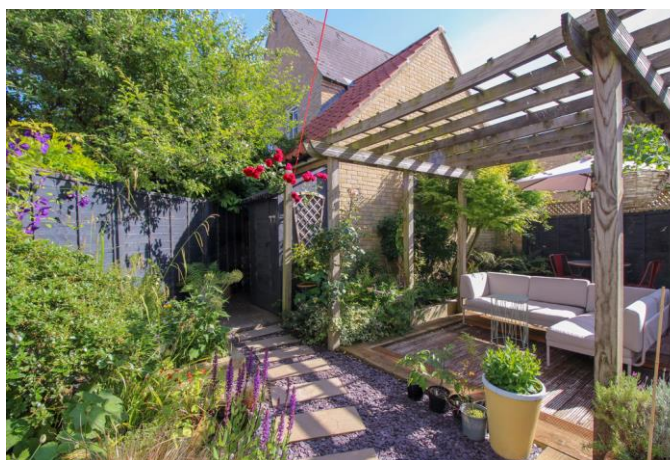
Residential sales, lettings & management



19a Reach Road
Burwell
Cambridge, CB25 0BU

Attractively positioned on the outskirts of this popular village allowing superb access to Cambridge, the A14 & M1 motorways. A well presented four bedroom modern family home, complimented by a garage plus a carport and a beautiful enclosed rear garden. EPC:C

Guide Price: £365,000



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

Within striking distance of this thriving and well served village, excellent local shops and schooling, this smart and well presented modern four bedroom family home offers tastefully decorated accommodation over two floors providing an entrance hall, cloakroom, modern fitted kitchen, and 'L' shaped sitting / dining room. Including a fabulous double aspect master bedroom with fitted wardrobes, three further bedrooms and a first floor bathroom.

Outside there is an enclosed and beautifully tended, low maintenance rear garden and seating area, with a personal door into the tandem garage and car port, providing additional parking to the front of the home.

With the benefit of a gas fired radiator heating system and uPVC double glazed windows and doors throughout, in detail the accommodation comprises:-

Ground Floor

Entrance Hall

With an entrance door, window to the front aspect, stairs leading to the first floor, understairs storage cupboard.

Kitchen 3.31m (10'10") x 2.81m (9'3")

Fitted with a matching range of base and eye level units with worktop space over, a 1¼ stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, four ring gas hob with extractor hood over, electric fan oven, space for fridge freezer, with a window to rear, door leading to the rear garden, radiator.

Cloakroom 1.93m (6'4") x 1.01m (3'4")

Fitted with a two piece suite comprising vanity hand wash basin with storage, a window to the front aspect, radiator.

Sitting/Dining Room 5.34m (17'6") max x 4.42m (14'6") max

An 'L' shaped room providing flexible living space, with double patio doors leading to the rear garden and outside seating areas, with two windows to the rear aspect, a window to the front aspect, two radiators, TV and aerial points.

First Floor

Landing

Storage/airing cupboard with wooden shelving. Access to loft space.

Bedroom 1 5.30m (17'5") x 2.82m (9'3") max

A light, double aspect bedroom with a window to the rear aspect, window to the front aspect, radiator, fitted sliding door double wardrobe.

Bathroom

Fitted with three piece suite comprising bath, with shower over and glass screen, wash hand basin and low-level WC, tiled surround, with a window to rear, heated towel rail.

Bedroom 4 2.39m (7'10") x 2.04m (6'8")

With a window to rear aspect, radiator.

Bedroom 3 2.49m (8'2") x 2.30m (7'7")

With a window to front aspect, radiator.



Bedroom 2 3.48m (11'5") x 2.64m (8'8")
With a box window to the front aspect, radiator.

Tandem Garage & Carport

With a double door leading to car port and parking to the front, and a personal door leading to the rear garden area.

Services

Mains water, gas, drainage and electricity are connected.

Tenure

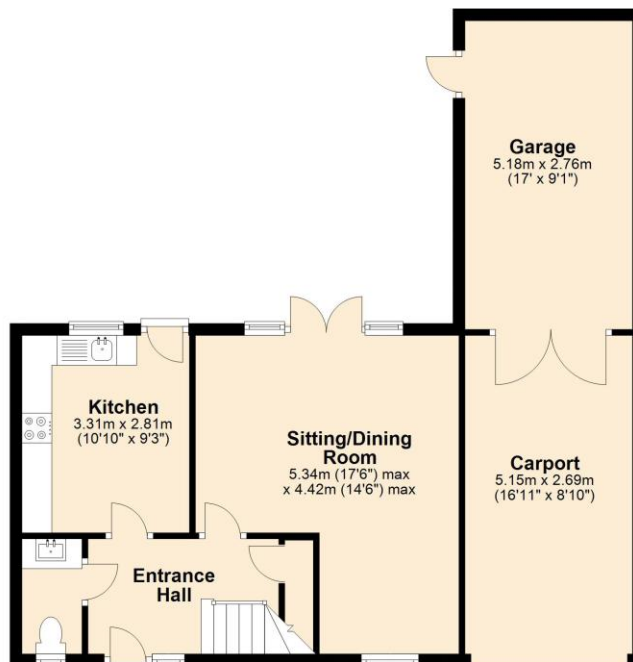
The property is freehold.

Council Tax Band: D East Cambridgeshire District Council

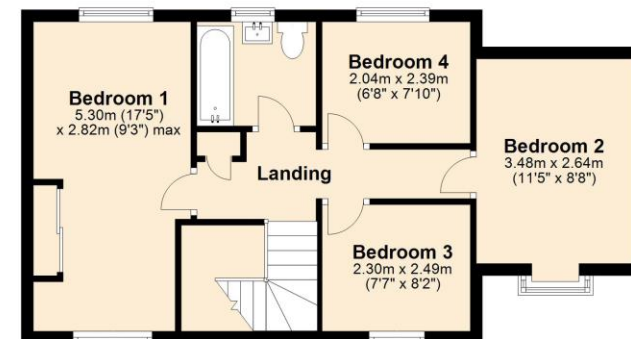
Viewing: Strictly by prior arrangement with Pocock & Shaw. KS



Ground Floor
Approx. 68.1 sq. metres (733.0 sq. feet)



First Floor
Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 117.1 sq. metres (1260.4 sq. feet)

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An independent firm with five local offices and London marketing via the Mayfair Office

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