



Felsham Chase Burwell

Pocock + Shaw

34 Felsham Chase
Burwell
Cambridgeshire
CB25 0JP

A rather special detached three bedroom house, superbly presented and ideally positioned within striking distance of many local shops and village amenities. The property is being sold with the benefit of no onward chain. EPC:C

Asking Price £335,000



Location 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, 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.

Entrance Porch With an entrance door, storage space for coats and shoes, internal door through to:

Dining Room 4.27m (14') x 3.24m (10'8") With a window to front aspect, window to side, radiator, staircase leading to first floor, built in storage cupboard, wood effect flooring, access and door leading to:

Kitchen 3.45m (11'4") x 2.36m (7'9") Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, stainless steel mixer tap and tiled splash backs, built-in, electric, oven, four ring gas hob with extractor hood over, wall mounted gas fired boiler, window to front aspect, tiled flooring, door to side.

Sitting Room 5.70m (18'8") x 4.23m (13'10") into bay With a bay window overlooking the rear garden, two radiators, sliding patio doors leading to the rear garden, wood effect flooring, TV and aerial connection points.

Cloakroom Fitted with a two piece suite comprising low level WC, wash hand basin, with a window to side aspect.

First Floor

Landing Providing access to loft space, radiator, carpet flooring.

Master Bedroom 3.69m (12'1") x 3.30m (10'10") With a window to front aspect, extensive fitted wardrobes with storage and housing the hot water cylinder, radiator, access and door leading into:

En-suite Shower Room Fitted with a matching suite comprising tiled shower cubicle, wash hand basin in vanity unit, low level WC, heated towel rail, tiled flooring, window to side and rear aspect.

Bedroom 2 3.14m (10'3") x 2.87m (9'5") With a window to rear aspect, doors to built in storage cupboard, radiator, carpet flooring.

Bedroom 3 2.59m (8'6") x 2.01m (6'7") With a window to rear aspect, built in wardrobe, radiator, carpet flooring.

Family Bathroom Fitted with a matching three piece suite comprising of a bath with shower over, wash hand basin in vanity unit, low level WC, part tiled surround, tiled flooring, radiator, window to side aspect.

Outside, Front With a block paved driveway providing off road parking for vehicles, gated access to rear garden area, pathway leading to the front door.

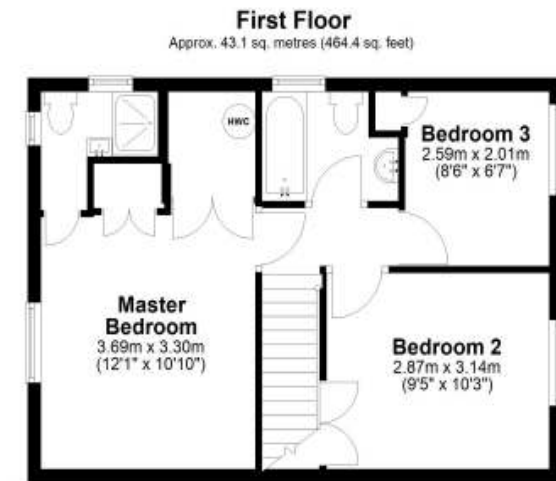
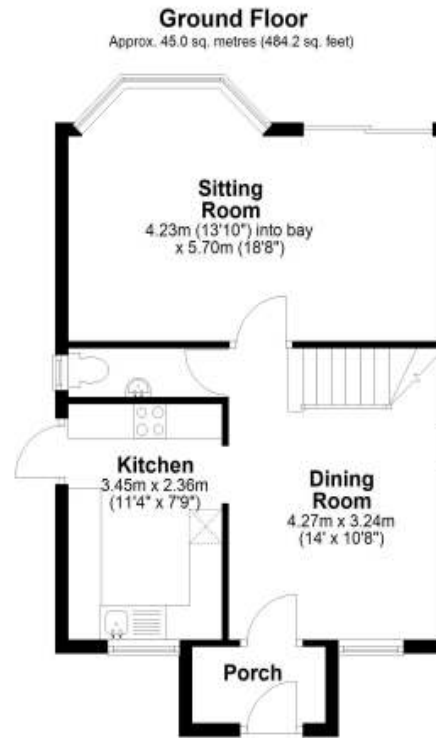
Outside Rear Laid mainly to lawn with a timber garden shed, fully enclosed by timber fencing, flower and shrub borders with a variety of mature plants, paved patio.

Garage Single brick built garage with an up and over door, power and light connected.

Services & Tenure Mains water, gas, drainage and electricity connected.
The property is of standard construction.
The property is freehold and not in a conservation area.
The property is in a low flood risk area.
Mobile phone coverage by the four major providers.
Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.
Satellite/Fibre TV availability: BT, Sky, Virgin
Council Tax Band: D EPC:C

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





Total area: approx. 88.1 sq. metres (948.7 sq. feet)



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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