



**Wisteria House, 52d Main Street  
Westley Waterless, Cambridgeshire**

**DAVID  
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# Wisteria House, 52D Main Street, Westley Waterless, Newmarket CB8 0RQ

Westley Waterless is an attractive rural village, with a historic 12th-century church, St Mary-the-Less, set amidst undulating countryside close to the Cambridgeshire/Suffolk border. There is a primary school in nearby Burrough Green. The world-renowned horse racing town of Newmarket lies just 6 miles to the north with Cambridge only 12 miles west. The village lies in close proximity to excellent transport links with the A11/M11 access road to London and the A14, giving easy access to Cambridge. Rail links can be found in Newmarket or the next village of Dullingham both providing services to London Kings Cross and Liverpool Street via Cambridge.

This substantial 2,400 sq. ft detached new home is situated in a quiet village location enjoying far-reaching views over open countryside. The property has been finished to an exceptional standard, including a large double-aspect kitchen/dining/living area, stylish bathrooms, and a well-proportioned double-aspect sitting room with a fireplace, all set within mature gardens with off-road parking, a single garage, air-source air heating, and PV solar panels.

## A substantial detached new home in a quiet village location overlooking open countryside.

### Ground Floor

**ENTRANCE HALL** A spacious and welcoming hallway providing ample space for use as a dining hall or study with stairs rising to the first floor.

**SITTING ROOM** A lovely light double-aspect room featuring a fireplace with a tiled hearth and French doors opening to the rear.

**KITCHEN/DINING/LIVING ROOM** The hub of the home, extensively fitted with a range of modern units under quartz worktops with a stainless-steel sink inset. Integrated appliances include a tall fridge, dishwasher, oven and four-ring induction hob with integral down-draft extractor. A central island provides a breakfast bar and further storage. The kitchen opens to the dining and living area with double doors opening to the terrace.

**UTILITY ROOM** Fitted with units under worktops with a stainless-steel sink and drainer, plumbing for a washing machine and space for a tumble dryer with a door leading to the side.

**STUDY** Enjoying a pleasant outlook to the front.

**CLOAKROOM** With WC and wash basin.

### First Floor

**LANDING** Featuring an airing cupboard housing the pressurised water cylinder and doors to.

**MASTER BEDROOM** An impressive, spacious room with a dressing area offering ample space for wardrobes and a large window overlooking the rear garden.

**ENSUITE** Stylishly fitted with a white WC, wash basin, tiled shower cubicle, heated towel rail with extensively tiled walls and floor.

**BEDROOM 2** Another spacious double with a pleasant outlook to the rear

**ENSUITE** Fitted with WC, hand wash basin, tiled shower cubicle, and heated towel rail. Window to front aspect.

**BEDROOM 3** Enjoying views to the front aspect.

**BEDROOM 4** With a pleasant outlook to the rear.

**FAMILY BATHROOM** Stylishly equipped with a large walk-in shower, WC, wash basin and heated towel rail, with extensively tiled walls and floor.

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## Outside

The property is situated in a quiet location approached by a private parking area and path leading to the **SINGLE GARAGE** with an up-and-over door, light and power connected. The front garden has been seeded for lawn with mature trees and shrubs and enjoys a wonderful outlook over open countryside. To the rear of the property, an extensively paved courtyard terrace is ideal for entertaining, with steps leading up to the lawn which is flanked by a mature hedge line affording a great deal of privacy.

## Material Information

**SERVICES** Air source central heating to radiators. Mains water and drainage. Mains electricity connected. Solar panels. Hard wired with CAT 5 data cabling NOTE: None of these services have been tested by the agent.

**EPC** Band B.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND** TBC.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard brick construction.

**COMMUNICATION SERVICES** (source Ofcom)

Broadband: Yes. Speed: 1,000 mbps fibre direct to the property.

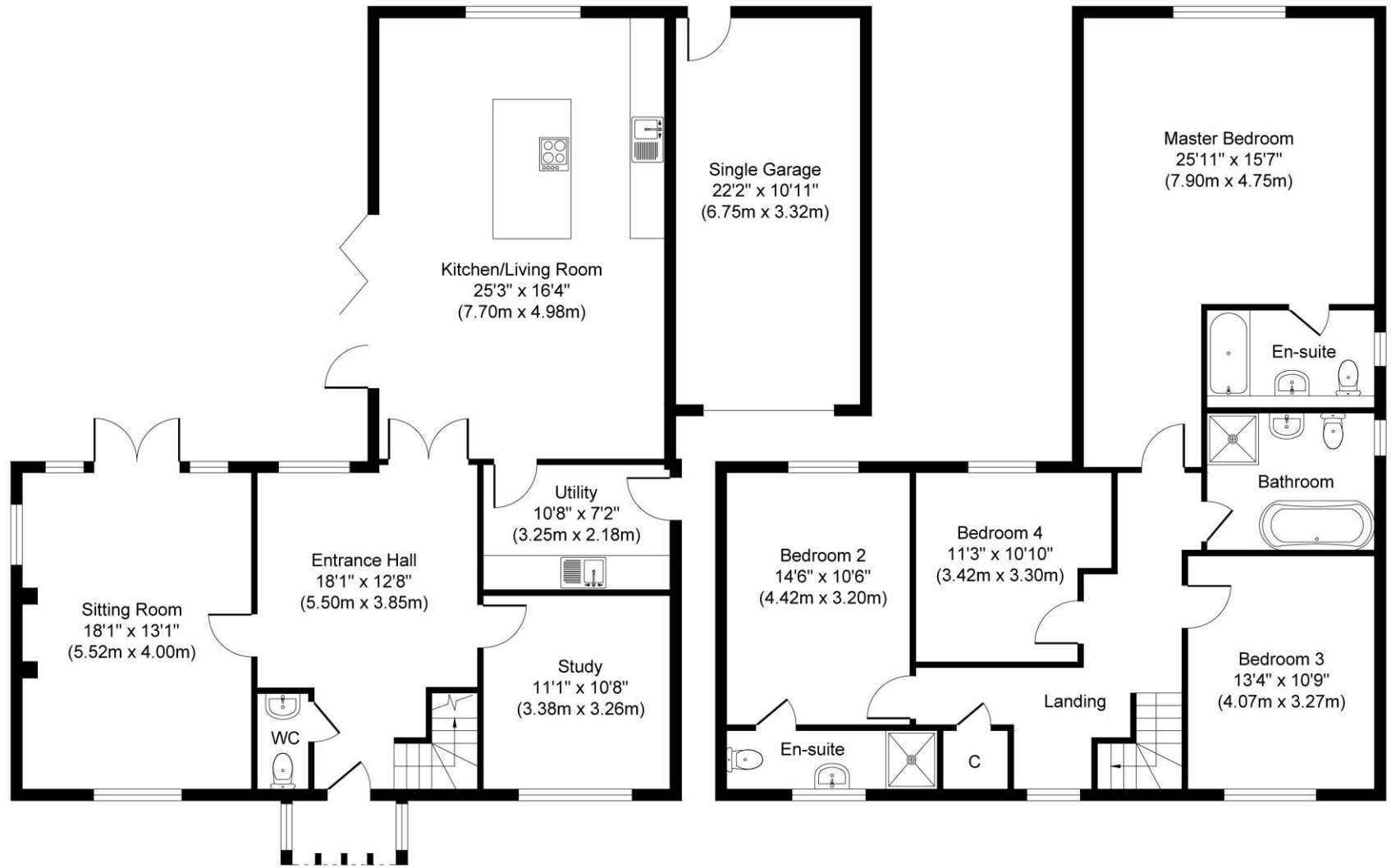
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** digestion.spillage.locked

**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,346 sq. ft**  
**(125.07 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**1,106 sq. ft**  
**(102.76 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

