

**pocock & shaw**

Residential sales, lettings & management



35 Myrtle Drive,  
Burwell,  
Cambridge, CB25 0AJ

A deceptively spacious 3 bedroom modern family house pleasantly situated in a popular residential area close to the centre of this thriving and desirable village.

Hall, sitting room, dining room, fitted kitchen, en suite to master bedroom, family bathroom, delightful garden, garage and parking.

Guide Price: £329,950



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, bank, 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.

This surprisingly spacious house offers attractive light and airy modern accommodation complimented by partially covered off road parking leading to a garage and a delightful enclosed garden. With the benefit of a gas fired radiator heating system and double glazed windows in detail the accommodation includes:-

### **Ground Floor**

#### **Entrance Hall**

With an entrance door and window to the front, radiator, engineered oak flooring, stairs to the first floor.

#### **Cloakroom**

With a window to the front, fitted with a two piece suite comprising of a wash hand basin

and low-level WC, half height ceramic tiling, radiator.

#### **Sitting Room** 4.18m (13'9") x 4.13m (13'7")

With a coal effect fitted gas fire, radiator, engineered oak flooring, telephone point, TV point, double doors leading to the garden, understair cupboard and opening to:

#### **Dining Room** 3.28m (10'9") x 2.94m (9'8")

With a window to the front, radiator, door to:

#### **Kitchen** 3.30m (10'10") x 2.92m (9'7")

Fitted with a range of base and eye level units, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for a washing machine and dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to the rear.

### **First Floor**

#### **Landing**

With a window to the front, access to the loft space, airing cupboard with a combi gas heating system serving heating and domestic hot water.

#### **Bedroom 1** 4.18m (13'9") max x 3.50m (11'6") plus wardrobes

With a window to the rear, radiator, two built in wardrobes.

#### **En-suite Shower Room**

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin, low-level WC and heated towel rail, extractor fan, shaver point, radiator, recessed ceiling spotlights.



**Bedroom 2** 3.60m (11'10") incl wardrobe x 3.03m (9'11")

With a window to the rear, radiator, built in wardrobe.

**Bedroom 3** 4.12m (13'6") x 1.88m (6'2")

With a window to the front, radiator.

### Bathroom

Fitted with a four piece comprising of a bath with shower attachment over, wash hand basin, shower enclosure, low-level WC, tiled surround, extractor fan, shaver point, window to the rear, radiator, recessed ceiling spotlights.

### Outside

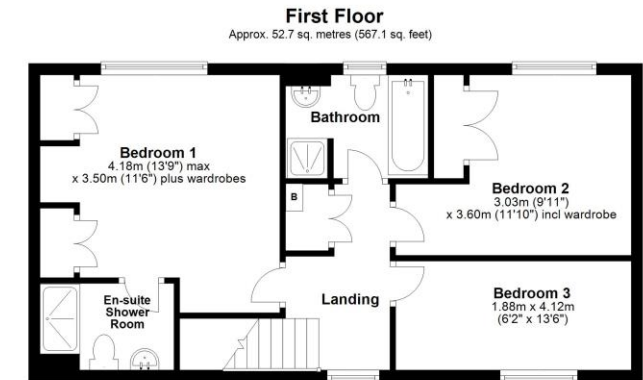
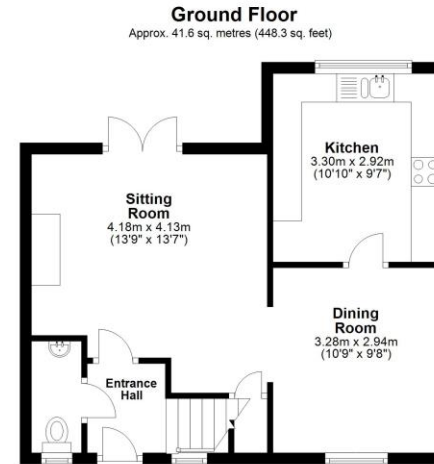
Block paved area to the front of the property (boundary is the change in the direction of the paving). Drive to one side, partially covered with space for two cars and leading to a single garage with up and over door and side door. Most attractive rear garden with decked patio, lawn, rear patio, established planting.

### Services

Mains water, gas, drainage and electricity are connected.

**Council Tax Band: C** East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



Total area: approx. 94.3 sq. metres (1015.4 sq. feet)



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

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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