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Residential sales, lettings & management



29 Burghley Rise Cambridge, CB25 0RS

A most impressive detached FIVE bedroom family house, presented and updated to a high standard, situated at the end of a cul de sac within this much sought after village development. Tastefully decorated light and airy accommodation complimented by a generous garden, double garage and parking. EPC: TBC

Guide Price: £589,000



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, 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.

Situated at the end of small cul de sac and understood to be one of only 4 of this design 29 Burlghley Rise is a detached five bedroom house which has in recent years been much improved and updated, creating a superb spacious family house. The kitchen has been refitted using a range of high quality units with black granite and wooden worktops, the family bathroom and master bedroom ensuite has been re fitted and the hallway, sitting room and dining room benefit form a most attractive Cherrywood floor. Typical to properties on this development their design incorporates lots of windows, providing light and airy accommodation and the house is complimented by an attractive garden.

With the benefit of double glazed windows and a gas fired heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door and window to the side, radiator, stairs to the first floor, built in cupboard, cherrywood floor.

Study 2.45m (8') x 2.06m (6'9")

With a window to the front, radiator.

Cloakroom

With a window to the front, fitted with a two piece suite comprising of a wash hand basin, low-level WC, tiled splashback, radiator, recessed spotlight.

Sitting Room 5.15m (16'11") x 3.44m (11'3") 4.5 into the Bay

a Bay window to overlooking the garden, French doors to the garden, window to the side, fireplace with coal effect gas fire, two double radiators, Cherrywood floor, double entrance doors.

Dining Room 3.32m (10'11") x 3.30m (10'10")

With a window to front and side, double radiator, Cherrywood floor.

Kitchen/Breakfast Room 4.22m (13'10") x 3.44m (11'3")

Fitted with a matching range of base and eye level units with black Granite worktop space over, breakfast bar with wooden worktop, butler style sink unit with single drainer to the side and mixer tap, space for an American style fridge, integrated dishwasher, two fitted eye level electric ovens, built-in five ring induction hob with extractor hood over, built-in microwave, window to the rear, tiled flooring with electric under floor heating, recessed ceiling spotlights, door to the garden.

Integral Double Garage 5.00m (16'5") x 4.95m (16'3")

With two up and over doors, door to the garden, door to the Hall, range of cupboards with worktops over, stainless steel sink, plumbing for a washing machine, space for a tumble dryer, updated gas fired boiler serving the heating and hot water systems.

First Floor

Galleried Landing

Airing cupboard with lagged hot water cylinder.

Bedroom 1 4.21m (13'10") x 3.19m (10'6")

With two windows to the rear, radiator, built in double wardrobe and built in shallow cupboard.

En-suite Shower Room

Re fitted with a three piece suite comprising of a wash hand basin with worktops on either side with cupboard under, low-level WC, shower enclosure, tiled surround, window to the side, heated towel rail.

Bedroom 2 4.04m (13'3") x 2.84m (9'4") max

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, pedestal handbasin, low level wc, window to the rear.

Bedroom 3

3.82m (12'6") max x 2.51m (8'3")
With two windows to the front, radiator, built in wardrobe.

Bedroom 4

4.28m (14'1") x 2.75m (9')
With two windows to the side and one to the front, radiator, built in wardrobe.

Bedroom 5

3.30m (10'10") x 1.97m (6'6")
With a window to the front, radiator, built in wardrobe.

Family Bathroom

Re fitted with a three piece suite comprising of a bath with shower over and glass screen, wash hand basin and low-level WC, tiled surround, extractor fan, Velux skylight, heated towel rail, tiled flooring.

Outside

Shingle drive providing off road parking for two cars, path to the right side leading to the front door with sitting area. The rear garden is laid to lawn with a patio by the house, small sitting area in one corner, painted timber shed, well stocked herbaceous borders with ornamental trees, garden tap, outside light and path to one side providing access to the front.

Services

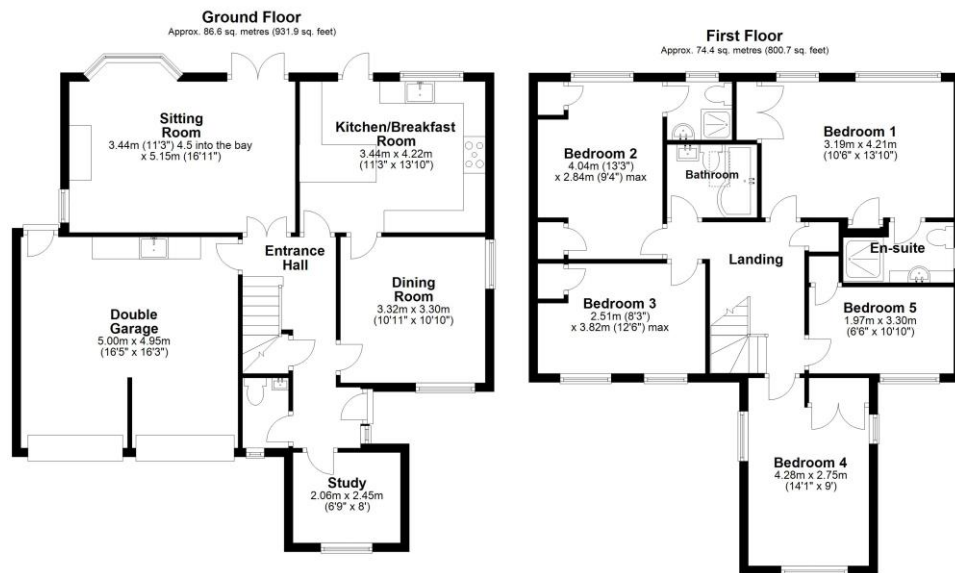
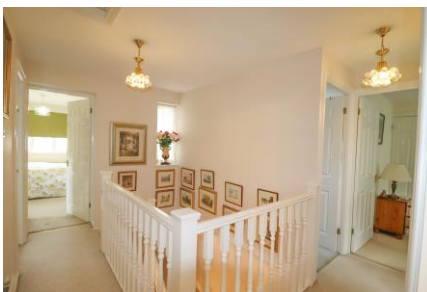
Mains water, gas, drainage and electricity are connected.

Tenure

The property is freehold.

Council Tax Band: F East Cambridgeshire District Council.

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



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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