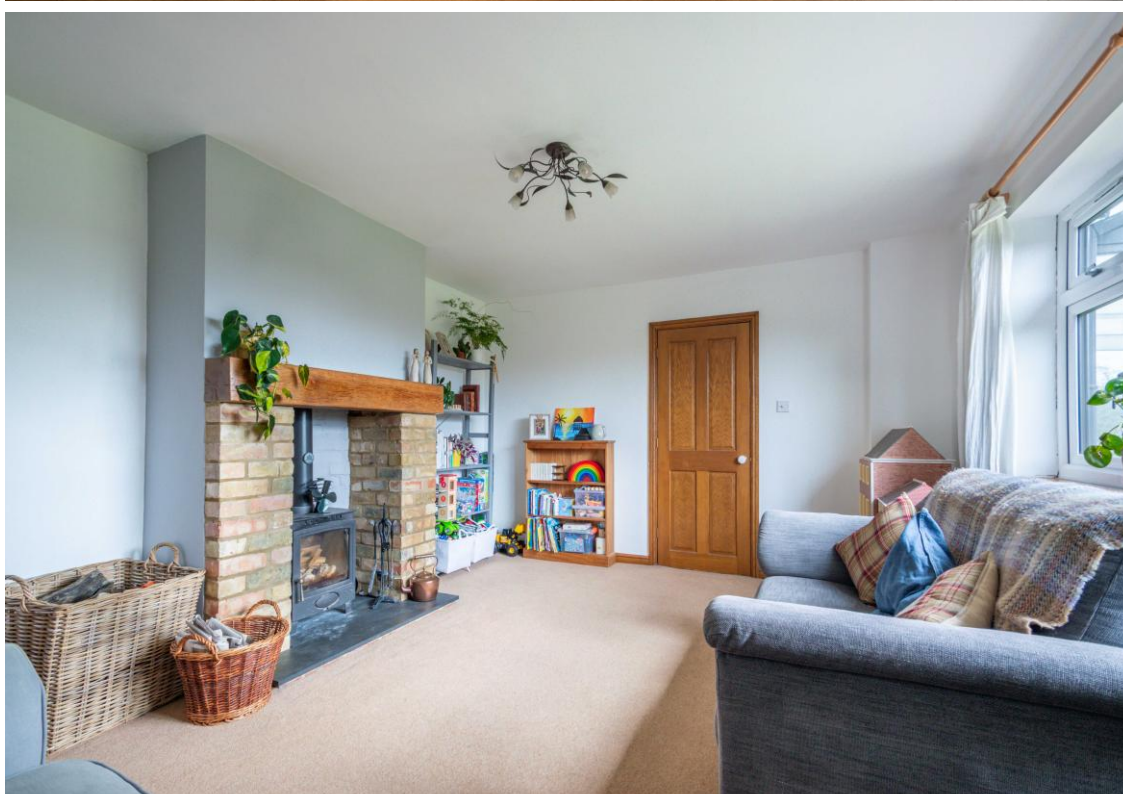




**Cornel,
Westley Waterless, Cambridgeshire**

**DAVID
BURR**



Cornel, Main Street, Westley Waterless, Newmarket, CB8 0RG

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 spacious, detached bungalow in the peaceful village of Westley Waterless offers a perfect blend of modern living and countryside tranquillity. The newly extended kitchen/dining room is the heart of the home, featuring bifold doors opening to a rear garden with views over paddocks. The sitting room boasts a woodburning stove, while the three bedrooms provide flexible living options, including a master with built-in wardrobes and air conditioning. Outside, the property enjoys ample parking, as well as front and rear gardens with a range of outbuildings. It also benefits from granted planning permission to create a fourth master bedroom with ensuite. See local planning website for details.

A spacious and recently extended detached three-bedroom bungalow with additional plans granted to extend further, adding an additional master bedroom suite and to update the porch.

Ground Floor

ENTRANCE PORCH Entering into the fully glazed porch with tiled flooring. With door through to:

ENTRANCE HALL With loft access, a storage cupboard, separate airing cupboard and doors to:

SITTING ROOM With a window overlooking to front gardens, this cosy space is complete with an inset woodburning stove featuring a brick surround.

KITCHEN/DINING ROOM Newly extended and renovated, this really is the hub of the home. Fitted with a range of matching base and wall units, complete with worktops over. The space features an inset sink with mixer tap as well as a cooker with electric hob on top. There is space and plumbing for a dishwasher, washing machine and tumble dryer, whilst also having room for a freestanding fridge/freezer. Towards the back of the room, there is ample space for dining, and the space is flooded with light from the window to the side aspect and bifold doors leading to the rear gardens. Finally there is a woodburning stove to complete the space.

BEDROOM 1 A spacious double which features a large window overlooking the front gardens, built in wardrobes as well as a fitted air conditioning unit for the warmer months.

BEDROOM 2 Another double which has a window overlooking the rear aspect, as well as fitted wardrobes.

BEDROOM 3 Ideal to use as a guest bedroom, or as a study, the space is complete with a window overlooking the rear gardens.

FAMILY BATHROOM Fitted with a bath, complete with a shower above. The space also features a WC, hand wash basin as well as a heated towel rail. Additionally, there is a frosted window to the rear aspect.

Outside

The property is approached via a driveway offering ample tandem parking for several vehicles. A gate provides access to the side of the front garden, leading to the front entrance. The front aspect is bordered by hedging, complemented by a selection of mature shrubs and trees, with the remainder of the space neatly laid to lawn. The rear garden features a newly laid patio area, perfect for alfresco entertaining, accessible via the rear bifold doors. The garden is generously sized, with a large lawn and a pleasant outlook over the paddocks beyond. Access is available from both sides of the property, and the garden is further enhanced by a purpose-built **OUTBUILDING**, currently used as an office, with heating, lighting, and power. Additional storage includes a **SHED**, **GREENHOUSE**, and **CHICKEN RUN**.

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Outside

SERVICES Oil fired central heating to radiators. Mains water and private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band D.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND D (£2,300.61 annually)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: 1800mbps download & 220mbps upload speed.

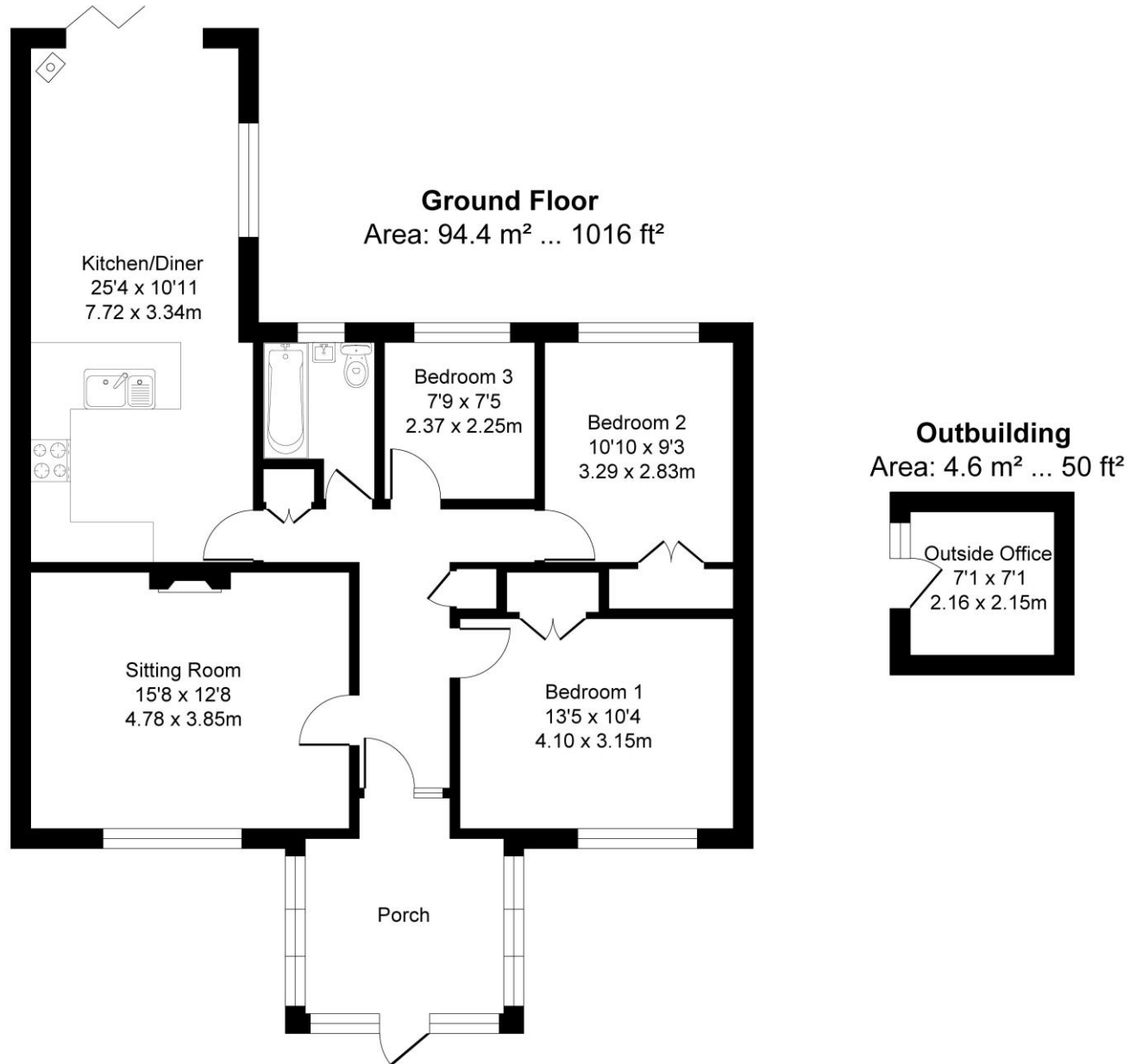
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS relegate.courtyard.last

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Total Area: 99.0 m² ... 1066 ft²

All Measurements are approximate and for display purposes only

