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16 Felsham Chase
Burwell,
Cambridge, CB25 0JP

An impressive village home with
a difference!

Extended and re designed to
provide stylish open plan living
finished to the highest quality
and complimented by
landscaped gardens, off road
parking and double garage.

Guide Price: £550,000



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.

Immaculately presented and re designed in recent years, this impressive detached house has been thoughtfully extended to the rear creating an amazing, light open plan, high quality kitchen/dining/family room. The extension has been built right across the rear of the house and this has allowed the sitting room to also be increased in size. In addition, many of the internal doors have been changed, the ground floor with light oak and the first floor with panelled and painted doors.

Outside the rear garden has been landscaped with a decked patio and lawn.

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

Ground Floor

Entrance Hall

Entrance door and window to the front, radiator.

Cloakroom

With a window to the front, two-piece suite comprising of a wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.

Study 2.67m (8'9") x 1.67m (5'6")

With a window to the front, radiator.

Sitting Room 5.79m (19') x 3.81m (12'6")

With a window overlooking the rear garden, window to side, recessed television housing, two radiators.

Fabulous Open Plan Kitchen/Dining/Family Room 8.51m (27'11") x 6.43m (21'1")

Fitted with a range of quality base and eye level units with Quartz worktop space over, pull out larder cupboard, island unit with polished wooden worktop, cupboard storage under, sink unit with mixer tap, tiled surround, integrated tall fridge, freezer, washing machine and dishwasher, four Velux skylights, window to the side, under floor heating to the kitchen area with wooden flooring, two radiators, tiled flooring to the dining area, two sets of French doors to the garden, wall light points, recessed ceiling spotlights, plinth LED lighting, staircase to the first floor, door to the garden and door to:

Integral Garage 4.91m (16'1") x 4.77m (15'8")

With two up and over doors, wall mounted boiler serving the heating and hot water systems, three side windows.

First Floor

Landing

With a window to the front, Velux skylight, radiator, access to loft space.

Bedroom 1 4.44m (14'7") x 3.65m (12')

With a range of built in wardrobes to the far wall, cupboard housing the hot water cylinder, central wardrobe, two windows and two radiators.

Refitted En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure with glass screen, wash hand basin with a vanity unit, mixer tap and tiled splashback, low level wc, extractor fan, window to the side, heated towel rail, tiled flooring, recessed ceiling spotlights.

Bedroom 2 4.36m (14'4") x 3.62m (11'11")

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

Bedroom 3 3.08m (10'1") x 2.78m (9'1")

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



Bedroom 4 2.67m (8'9") x 2.38m (7'10")
With a window to the front, radiator, built in wardrobe.

Family Bathroom

Re fitted with a four-piece suite comprising of a bath, wash hand basin with vanity cupboard, mixer tap, shower enclosure with electric shower and folding glass door, low-level WC, extractor fan, window to the rear, heated towel rail, tiled flooring.

Outside

The house is set behind a shingle driveway providing off road parking for several vehicles and access to the garage and front door.

Attractive landscaped garden to the rear with timber deck, lawn, herbaceous borders edged in railway sleepers, garden shed, screen fencing and paved patio area.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: E East Cambridge District Council

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



Total area: approx. 182.0 sq. metres (1959.3 sq. feet)



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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