



Holkham Mead, Burwell, Cambridge,
Cambridgeshire

Pocock + Shaw

2 Holkham Mead
Burwell
Cambridgeshire
CB25 0JL

A modern 3 bedroom detached house with attractive views to the front overlooking an open green and forming part of a popular village development. The property is well presented and benefits from an open plan double aspect living room and dining area, a ground floor cloakroom and 3 bedrooms with 1 ensuite shower room. Features include a driveway with parking for 2 vehicles, a garage and a walled south east facing garden.

Offers in excess of £325,000



Location 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, doctors surgery, dentist, various shops, 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.

Entrance Hall with a glazed entrance door, cupboard housing gas fired Worcester boiler.

Cloakroom with a low level WC, hand basin.

Living room/ dining room

Living area 15'8" x 12'3" (4.77 m x 3.73 m) a double aspect room, stairs leading to the first floor, under stairs cupboard.

Dining area 7'1" x 6'7" (2.15 m x 2.00 m) a double aspect room with sliding patio doors leading to the garden.

Kitchen 9'9" x 6'5" (2.97 m x 1.95 m) with a range of fitted base and wall mounted units, integrated oven and grill with 4 burner gas hob and extractor hood over.

First Floor

Landing with an airing cupboard with hot water cylinder.

Bedroom 1 12'10" x 8'9" (3.90 m x 2.66 m) a double aspect room with fitted wardrobes.

Ensuite shower room () with a tiled shower cubicle, hand basin with vanity unit and concealed cistern low level WC.

Bedroom 2 9'11" x 8'11" (3.02 m x 2.71 m) a double aspect room with a built in cupboard.

Bedroom 3 7'0" x 6'9" (2.14 m x 2.06 m) with a built in cupboard.

Bathroom with a bath, hand basin with cupboard storage under, low level WC.

Outside The property stands in an attractive position over looking an open green with a front and side garden laid to lawn with established shrubs and a hedge border. To the side of the property is a shingled driveway providing parking for 2 vehicles and leading to a single garage with a metal up and over door to the front, light and power and a pedestrian door to the side.

To the rear of the property is a walled garden, laid to lawn with established shrubs and trees, a block paved patio area and a gated pedestrian access to the side.

Services and tenure

Tenure The property is freehold/leasehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Superfast 76Mbps, Ultrafast:1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax D East Cambridgeshire District Council

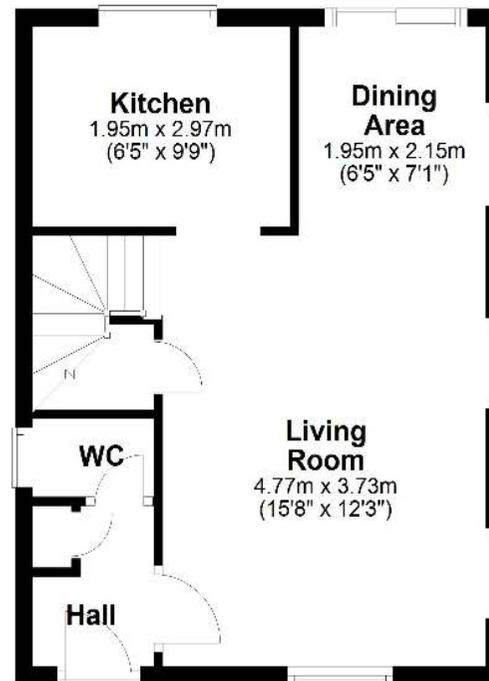
Viewing By Arrangement with Pocock + Shaw PBS





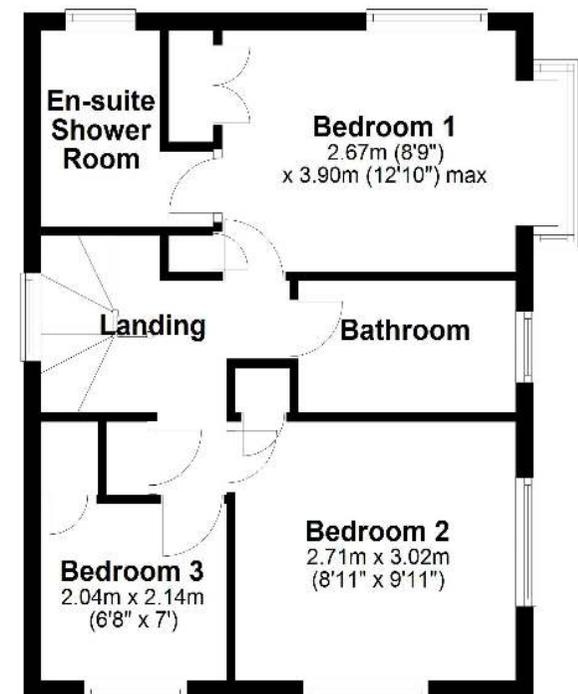
Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



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. (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

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