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Residential sales, lettings & management



# 13 The Paddocks Burwell Cambridge CB25 0HQ

Deceptively spacious, beautifully presented and with 4 generous bedrooms an imaginatively extended family home ideally located nearby schools and excellent village amenities. Superb modern kitchen/breakfast room/snug, luxurious master bedroom with an ensuite and a dressing room, contemporary landscaped rear garden plus parking. A truly wonderful home. EPC:C

Guide Price: £495,000



Burwell is situated in pleasant countryside approximately eleven miles northeast 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 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.

Viewing is essential to fully appreciate all that this immaculate and deceptively spacious property has to offer. Situated at the end of a pleasant cul-de-sac, extended and renovated throughout this beautiful family home offers a fabulous open plan kitchen/diner/snug, downstairs WC, superb family bathroom and stunning master bedroom suite with separate dressing area. The property is situated on a corner plot with a generous sized garden laid mostly to lawn & patio areas. Ample parking completes this beautiful family home. Striking distance to the local schools and amenities and easy access to the A11/A14 giving excellent road links to Cambridge & Cambridge North.

With a gas fired central heating system and newly refitted uPVC windows and doors, in detail the accommodation comprises:-

## Ground Floor

### Entrance Hallway

With an entrance door, a window to front, recessed area for coats and shoes, two radiators, engineered wood laminate flooring, stairs lead to the first floor.

### Cloakroom

Fitted with two piece suite comprising vanity wash hand basin with storage under and mixer tap, low level WC, window to front, radiator, tiled flooring.

**Sitting Room 5.75m (18'10") x 3.26m (10'8") max**  
With two windows to front aspect, feature fireplace, double radiator, fitted carpet.

**Kitchen/Dining Room/Snug 10.24m (33'7") x 4.08m (13'5")**

A superb light and airy room, fitted with a matching range of base level units with Quartz worktop space over with underlighting and drawers, central island with storage under, stainless steel sink unit with mixer tap, integrated dishwasher, double oven gas range with 6 gas burners and extractor hood over, two windows to rear aspect, two corner shelves, radiator. Patio doors leading to the rear garden area, double radiator, wooden flooring, understairs storage cupboard/pantry with shelving.

**Utility Room 2.05m (6'9") x 2.04m (6'8")**

Fitted with a matching range of base units and cupboards with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, corner storage unit, tiled flooring.

## First Floor

### Landing

Fitted carpet, storage cupboard with useful shelving, access to loft space.

**Master Bedroom Suite 7.47m (24'6") max x 4.17m (13'8")**

Stunning and luxurious, with a window to front aspect, window to rear, walk in dressing area with built in floor to ceiling wardrobes and a built in vanity unit with drawers, double radiator, radiator, fitted carpet.

### En-suite Shower Room

Fitted with a three piece suite comprising tiled shower enclosure, shower with rain shower head above and glass screen, low-level WC, wash hand basin with storage under, window to front, heated towel rail, ceramic tiled surround & flooring.

**Bedroom 2 3.71m (12'2") x 3.56m (11'8")**

With a window to rear aspect, radiator, fitted carpet.

**Bedroom 3 2.96m (9'9") x 2.29m (7'6")**

With a window to front, fitted carpet, radiator.

### Family Bathroom

Fitted with a matching four piece suite comprising bath with mixer taps, handwash basin, mixer taps, tiled splashbacks and shelf, heated towel rail, tiled flooring,



generous tiled double shower enclosure, power shower with rain shower head above and tiled shelf, window to rear.

**Bedroom 4 / Study 2.75m (9') x 2.29m (7'6")**

With a window to front, radiator.

**Outside**

The property is approached via a large paved driveway providing ample parking. The fully enclosed rear garden is an impressive size laid mainly to lawn and shingle pathway edging, raised planters and a variety of shrubs, a large timber shed (approx. 128 sq ft), porcelain tiled patio areas providing space for outside relaxing and al fresco dining. There is a gate providing side access to the public pathway onto Dark Lane.

**Services**

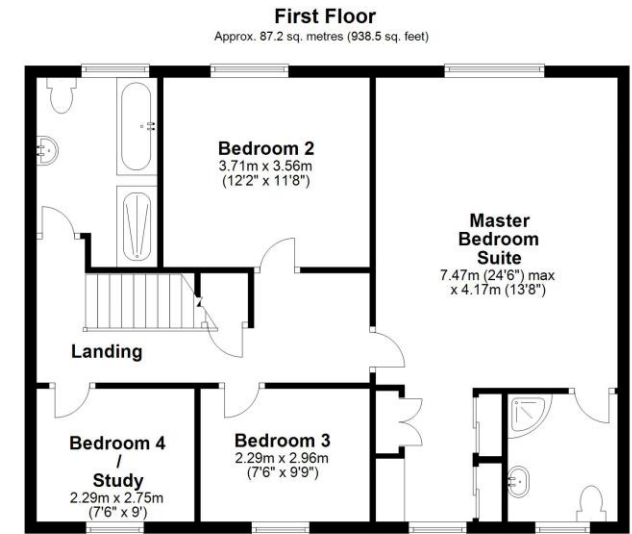
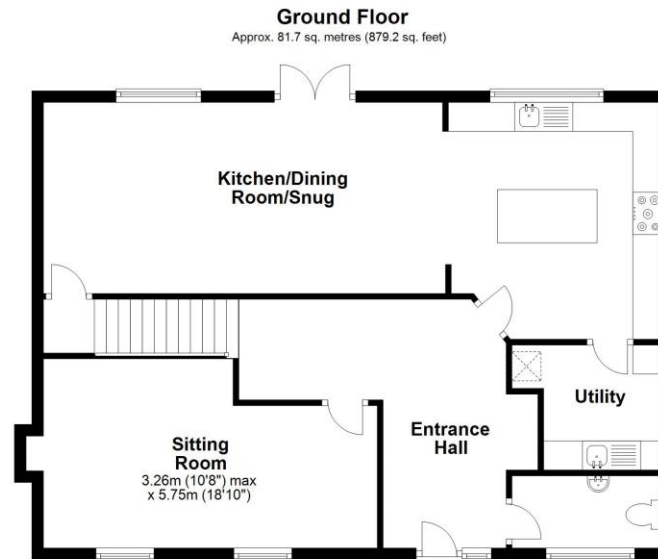
Mains water, gas, drainage, and electricity are connected.

**Tenure:** The property is freehold.

**Council Tax Band: C**

East Cambridgeshire District Council

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



Total area: approx. 168.9 sq. metres (1817.7 sq. feet)

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59 High Street, Burwell, Cambridgeshire

Tel: 01638 668 284

Email: burwell@pocock.co.uk www.pocock.co.uk

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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