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Residential sales, lettings & management



7 The Leys

Burwell,
Cambridgeshire, CB25 0DZ

A charming period cottage having undergone a sympathetic programme of improvements and updating, pleasantly situated off a little lane & benefitting from a large garden, garage & off road parking.

Sitting room with study area, refitted country kitchen/dining room, refitted en suite and family bathroom.
No Chain

Guide Price: £295,000



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.

This attractively situated Victorian cottage has recently undergone a sympathetic programme of updating and now boasts a superb loft conversion comprising the master bedroom suite with en suite, beautifully re fitted country style kitchen/dining room with wooden worktops and built in appliances and a new bathroom to the ground floor. In addition the cottage benefits from new sash style double glazed windows and a new gas fired heating system. Outside there is a long garden, garage and off road parking space.

Ground Floor

Sitting Room/Study Area consisting of:

Study Area 2.56m (8'5") x 1.96m (6'5")

With double entrance doors, windows to the front and both sides, double radiator and opening to:

Sitting Room 3.63m (11'11") x 3.23m (10'7")

With a double radiator, wood laminate flooring, central heating thermostat.

Inner Hall

Stairs to the first floor and door to:

Kitchen/Dining Room 3.63m (11'11") x 3.29m (10'10")

Fitted with a range of base and eye level units with wooden worktop space over, inset butler style sink unit with mixer tap, integrated fridge/freezer and dishwasher,

fitted electric oven, built-in four ring gas hob with extractor hood over, double radiator, TV point, recessed ceiling spotlights, tiled floor and opening to:

Rear Hall with Utility Area

Part glazed door to garden, cupboard with a gas fired combination boiler, wooden worktop with plumbing for a washing machine under, recessed ceiling spotlights.

Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, window to rear, heated towel rail, tiled flooring, recessed ceiling spotlights.

First Floor

Landing

With a door and staircase leading to the second floor, radiator.

Bedroom 2 3.63m (11'11") x 3.29m (10'10")

Window to the rear, double radiator, TV point, recessed ceiling spotlights, built in cupboard.

Bedroom 3 2.24m (7'4") x 2.00m (6'7")

With a window to the front, double radiator, TV point, recessed ceiling spotlights.

Second Floor

Bedroom 1 2.94m (9'8") x 2.54m (8'4")

With two windows to the rear, double radiator, recessed ceiling spotlights.

En-suite Shower Room

Fitted with a three piece suite comprising pedestal wash hand basin, shower enclosure, low-level WC, extractor fan, shaver point, heated towel rail, tiled flooring, recessed ceiling spotlights.



Outside

There is a front garden with a brick wall, gate and path to the front door. The rear garden is slightly offset from the house and extends to about 40ft in length. It is laid to lawn with a garden gate and benefits from a single garage and additional off road parking space to the rear.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: B East Cambridgeshire District Council

Note: The photographs were taken prior to the current tenancy.

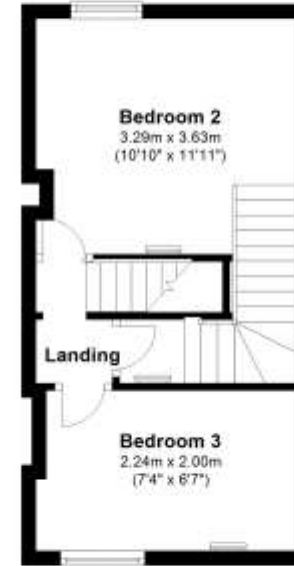
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



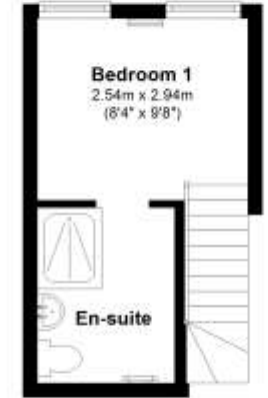
Ground Floor



First Floor



Second Floor



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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