



Silver Street, Burwell

Pocock + Shaw

61 Silver Street
Burwell
Cambridgeshire
CB25 0EF

A surprisingly spacious and quite unique, detached chalet style 3 bedroom house situated in the ever popular village of Burwell. The property benefits from 2 first floor bedrooms, ensuite, and a further ground floor bedroom/family room. Generous sitting room, fitted kitchen, ground floor bathroom, inner courtyard, front patio, parking & garage at rear.

Asking Price £299,000



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, 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 and Cambridge North into London Liverpool Street and King Cross Stations.

Deceptively spacious and quite unique, this detached chalet style 3 bedroom house is located in the ever popular village of Burwell. The property benefits from 2 generous first floor bedrooms, master with an ensuite shower room, plus a further ground floor bedroom, large sitting room, fitted kitchen, ground floor bathroom, inner courtyard, with parking & garage at rear.

With a gas fired central heating system, in detail the accommodation comprises:

Ground Floor

Entrance Hall

With an entrance door from side aspect, leading from New Road, two radiators storage cupboard/wardrobe for ground floor bedroom, double glazed sliding doors leading to inner courtyard garden, telephone point, fitted carpet.

Sitting Room 5.78m (19') x 4.94m (16'2") max

With windows to front and side aspects, door opening to front garden area, two radiators, fitted carpet.

Kitchen/Breakfast Room 3.82m (12'6") x 3.71m (12'2") max

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 inset stainless steel sink unit with single drainer, tiled splashbacks, space and plumbing for washing machine and dishwasher, double

electric oven and grill, electric four ring hob with cooker hood over, space for fridge/freezer, storage cupboard housing the gas fired boiler and hot water cylinder, window to rear aspect, door to rear aspect leading to inner courtyard, tiled flooring,

Bathroom

Fitted with a three piece matching suite comprising of a panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, part tiled surround, radiator, tiled flooring, with a window to front aspect, radiator.

Bedroom 3 / Family room 4.56m (15') x 3.21m (10'6")

With a window to rear aspect, storage cupboard, radiator.

First Floor

Landing

With stairs rising from entrance hall, access to loft space, window to side aspect.

Bedroom 1 3.88m (12'9") x 3.78m (12'5") max

With a window to front aspect, radiator, built in wardrobe, fitted carpet, sliding door to:

En-suite

Fitted with a three piece suite comprising tiled shower cubicle with shower above, sliding glass doors, pedestal wash hand basin, tiled splashbacks, low level WC, radiator, wall mounted mirror, extractor fan.

Bedroom 2 4.08m (13'5") x 3.59m (11'9")

With a window to rear aspect, storage cupboard, fitted carpet.

Outside

The property has been extended in past times and now benefits from an inner low maintenance paved courtyard between the original home and the rear extension. To the front of the property, there is an additional low maintenance paved patio area with hedge border. To the rear is a generous detached garage with single up and over door, power and light connected, off road parking for vehicles.



Services

Mains water, gas, drainage and electricity are connected.

The property is in Burwell North Street Conservation area.

The property is in a no flood risk zone.

The property has a registered title.

The property is Freehold.

The property is standard construction.

Mobile coverage by the four major providers.

Broadband: Basic, 15 Mbps. Superfast, 80 Mbps.

Satellite/Fibre TV availability. BT, Sky, Virgin

EPC: D

Council Tax Band: D

East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw KS



Total area: approx. 126.6 sq. metres (1362.6 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. 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

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