

LOCATION Burwell is a highly sought after village located approximately 11 miles from the university city of Cambridge and 5 miles from the historic horse racing town of Newmarket with regular bus service to both. There is convenient access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. For commuters there is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour.



One of the best served villages in Cambridgeshire with an extensive range of facilities for the whole community. Boasting three convenience stores, three public houses (The Fox, Five Bells and The Anchor) offering excellent dining options and takeaway, bakery, butchers (Hurrell's), post office, doctors surgery, pharmacy, dentist, opticians, hairdressers and barber shop, estate agents, haberdashery, petrol station and delightful artisan coffee shop (Elk). The village recreational ground has a large playing field, tennis courts, children's play equipment and skate park with a paved walkway around the edge and numerous gym equipment for gym bods to enjoy. The Burwell Community Sports Centre offers a range of recreational activities such as badminton, table-tennis, gymnastics and yoga. Education at primary level is available at Burwell Village College Primary School, there are also pre-school nurseries available to choose from. Burwell lies within the catchment for both Bottisham Village College and Soham Village College secondary schools, rated Outstanding and Good respectively by Ofsted. Residents are spoilt for choice for picturesque routes to enjoy, with riverside walks along the Burwell Lode out towards Reach and Wicken fen, Spring Close, Priory Wood and Devils Dyke to name a few. Just a short drive away is Anglesey Abbey National Trust, which is also within cycling range along the Lodes Way cycle route from Burwell.



HALL Part frosted double glazed door to front, glazed door into living room.

LIVING ROOM 16' 0" x 15' 5" (4.9m x 4.7m) extending to 6.6m Double glazed windows to front and side, double radiator, electric fireplace, door leading to inner hallway.



INNER HALL Doors to all kitchen, three bedrooms and bathroom, loft access, radiator, airing cupboard housing hot water tank.

KITCHEN 11' 1" x 7' 10" (3.4m x 2.4m) Double glazed door and two double glazed windows to side. Range of wall and base mounted units and drawers with worksurfaces over, sink and drainer, space and plumbing for appliances.

BEDROOM ONE 12' 9" x 9' 10" (3.9m x 3m) max Double glazed window to rear, radiator, fitted double wardrobe.

BEDROOM TWO 11' 1" x 8' 10" (3.4m x 2.7m) Double glazed window to rear, radiator.

BEDROOM THREE 8' 2" x 7' 10" (2.5m x 2.4m) Double glazed window to side, radiator.

BATHROOM 10' 2" x 6' 6" (3.1m x 2m) Two frosted double glazed windows to side, panel bath with shower over, pedestal wash hand basin, low level wc, radiator.

GARAGE 16' 8" x 8' 6" (5.1m x 2.6m) Single garage with up and over door to front, power and lighting connected.

GARDEN Enclosed rear garden with gated side access, laid mainly to lawn with established shrubs to rear and enjoying good privacy.



Ground Floor



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10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

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6 Ness Road, Burwell,
Cambridge, CB25 0AA

£350,000 Freehold

A good size three bedroom detached bungalow within this popular and very well served village with easy access to Cambridge and Newmarket.

Sold with the advantage of no onward chain.



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