



89 Ness Road, Burwell, Cambridge,
CB25 0DA

Guide Price £550,000 to £575,000
Freehold

A striking and individual four bedroom family home beautifully presented throughout and with the advantage of a one bedroom fully contained annexe. Sold with the added benefit of no onward chain.



HOCKEYS
ESTABLISHED 1885



ENTRANCE HALL uPVC entrance door to the front with frosted double glazed panels either side, Part glazed door into the kitchen, two single radiators, double glazed window at the rear and doors into all bedrooms and bathroom. Loft access, airing cupboard housing a wall mounted boiler.

BEDROOM ONE 13' 5" x 12' 1" (4.1m x 3.7m) x 5m into recess Vaulted ceilings giving a fantastic sense of space, two double glazed windows to the rear and double glazed window to the side, double radiator, full width fitted wardrobes providing a great amount of hanging and shelving space and door into the ensuite.

ENSUITE Frosted double glazed window to the side, fully tiled suite comprising one and a half shower cubicle, low level WC, wash hand basin with mixer tap over and vanity unit below, heated towel rail.

BEDROOM TWO 10' 9" x 9' 2" (3.3m x 2.8m) Double glazed window to the front, radiator, fitted double wardrobe with sliding doors.

BEDROOM THREE 8' 2" x 7' 2" (2.5m x 2.2m) Double glazed window to the rear, double radiator, fitted double wardrobe with sliding mirrored doors.

BEDROOM FOUR 11' 5" x 6' 10" (3.5m x 2.1m) Double glazed window to the front and radiator.

FAMILY BATHROOM Remote controlled Velux roof light window, panelled bath with mixer tap over, low level WC with hidden cistern, wash hand basin with mixer tap over with vanity drawers below. One a half tiled shower cubicle, heated towel rail, tiled flooring and downlighters.

KITCHEN/DINING ROOM 29' 6" x 10' 2" (9m x 3.1m) x 4.1m into dining room Double glazed window to the front, range of wall and base mounted units and drawers with worksurfaces over, one a half sink and drainer with mixer tap, integrated appliances, tiled flooring and downlighters. Open through into the dining area. The dining area benefits from vaulted ceilings and has double glazed sliding doors at the rear with double glazed pitched window above. Double glazed window to the side, radiator, wood flooring and double wood doors to the annexe.



ANNEXE OPEN PLAN LIVING 17' 8" x 25' 11" (5.4m x 7.9m) narrowing to 5.7m Double glazed French doors at the rear with double glazed windows either side and double glazed pitched window above, valuated ceilings. High quality kitchen with a range of wall and base mounted units and drawers with granite worksurfaces over, sink and draining board with mixer tap above, electric oven and hob and integrated washing machine and fridge/freezer, two double radiators. Doors into bedroom and bathroom.



BATHROOM Frosted double glazed window to the side, panelled shower bath with mixer tap over, low level WC, pedestal wash hand basin with mixer tap over, tiled flooring, heated towel rail and downlighters.

BEDROOM 15' 5" x 11' 5" (4.7m x 3.5m) Two double glazed windows to the front, two radiators, loft access and one a half-fitted wardrobes providing a great amount of hanging and shelving space.

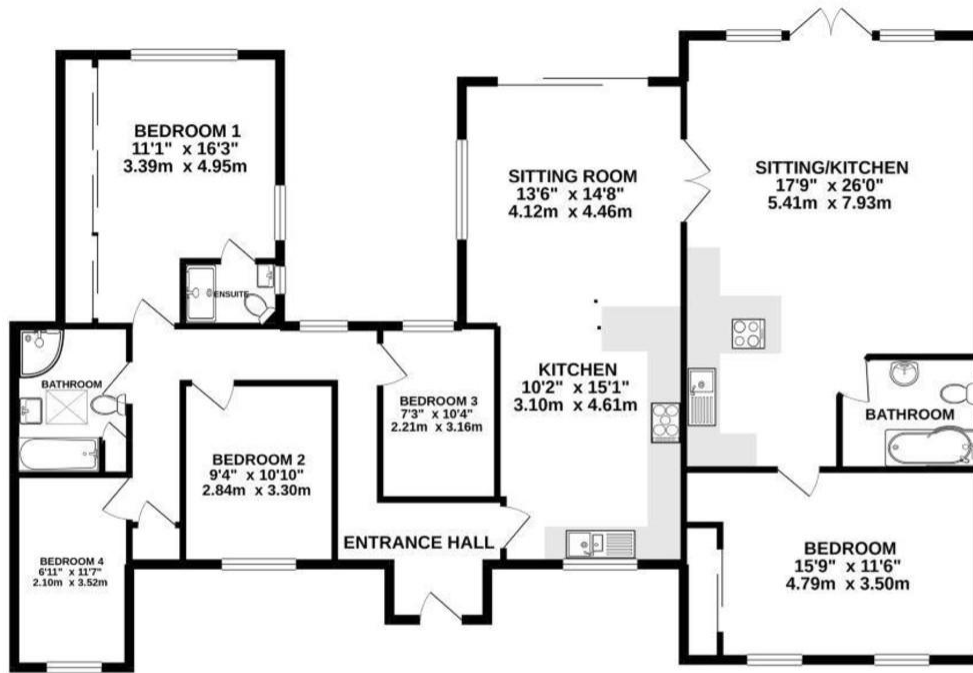


GARDEN To the front of the property is a large amount of hardstanding proving off road parking for numerous vehicles. The rear garden is fully enclosed and has gated side access, laid mainly to lawn with good size patio area. There is also a fully insulated home office with power and lighting, ideal for home working.

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. 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.



GROUND FLOOR
1705 sq.ft. (158.4 sq.m.) approx.



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street CB8 8JH
Telephone: 01638 354553
Email: newmarket@hockeys.co.uk

www.hockeys.co.uk

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