



Silver Street, Burwell, Cambridgeshire

Pocock + Shaw

74 Silver Street
Burwell
Cambridgeshire
CB25 0EF

An individual 4 bedroom detached house with delightful gardens, attractively set back from the road in a large plot of around 0.15 acre and in a sought-after non-estate village location. The property is superbly presented and benefits from 3 reception rooms, a well equipped fitted kitchen/breakfast room and separate utility room. Features include 4 bedrooms and a fitted bathroom/shower room, an impressive entrance hall and landing, recently fitted solar panels and garage and workshop at the rear.

Guide Price £595,000



Location 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, 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.

Entrance porch

Hallway with stairs leading to the first floor, wood flooring.

Dining room with wood flooring and an electric flame effect fire

Living room a generous double aspect room with a recessed contemporary style flame effect gas fire, pair of French doors leading to the garden.

Kitchen/breakfast room with a range of fitted base and wall mounted units, marble effect worktops and upstands, with recessed sink, integrated oven and grill with 4 burner gas hob and extractor hood, integrated dishwasher, walk in pantry with floor to ceiling shelving, wood effect flooring.

Utility room with fitted base and wall mounted units, worktops and upstands with integrated sink, half glazed door leading to the rear garden, wood effect flooring.

WC with a low level WC, hand basin and tiled flooring.

Family room/Studio with wood effect flooring.

First floor landing with access to a generous floored loft space with shelving and a drop down ladder.

Bedroom 1 with a built in cupboard.

Bedroom 2 with fitted wardrobes with sliding doors.

Bedroom 3 with wood effect flooring, fitted wardrobe and archway leading to;

Bedroom 4 with sloping ceilings and restricted headroom.

Bathroom/shower room with a walk in shower, low level WC with tall inset cupboard above, hand basin with cupboard storage, bath area with whirlpool bath, wood effect flooring and sloping ceilings with restricted headroom.

Outside the property stands in a generous plot of approximately 0.15 acre with a sweeping driveway and a large front garden with a lawn and established trees and shrub borders, a low level boundary wall and brick entrance pillars.

A covered stone floored walkway, the width of house, with brick arches either end leads to the rear garden which is landscaped with a lawn and established shrub and flower borders, an area of timber decking and a paved patio to the rear and a shingled pathway.

BRICK WORKSHOP 5.37m x 2.07m (17'7" x 6'9") with a doorway to the front and rear and a access to a GARAGE 5.37m x 2.54m (17'7" x 8'4") with a window to the side and an up and over door to the rear.

Agents note The property benefits from a shared vehicular access leading to the garage from the Orchard Way development at the rear.

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected. The property is not in an conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 15Mbps, Superfast: 80Mbps. Mobile phone coverage by the four major carriers available. EPC: E

Council Tax E East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS

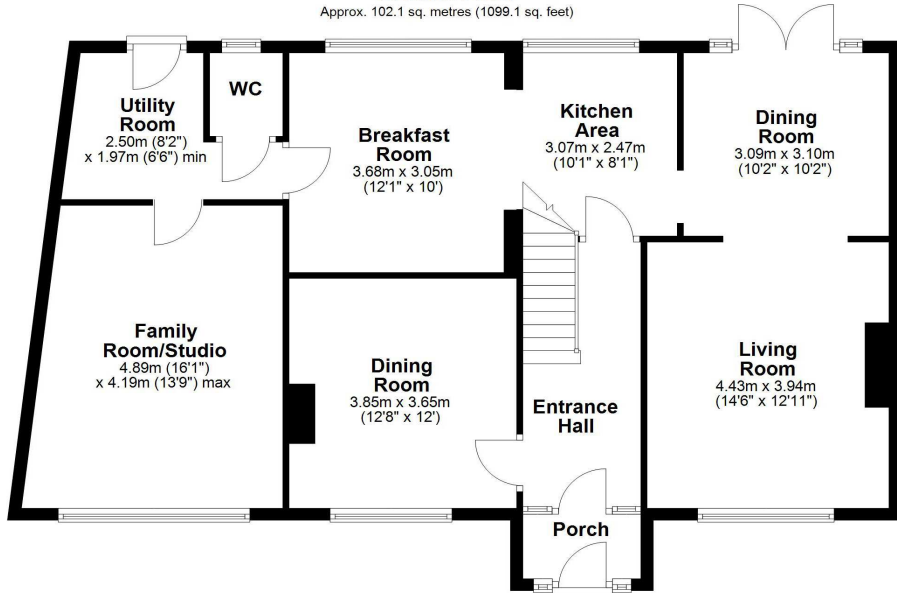




Total area: approx. 163.6 sq. metres (1760.9 sq. feet)

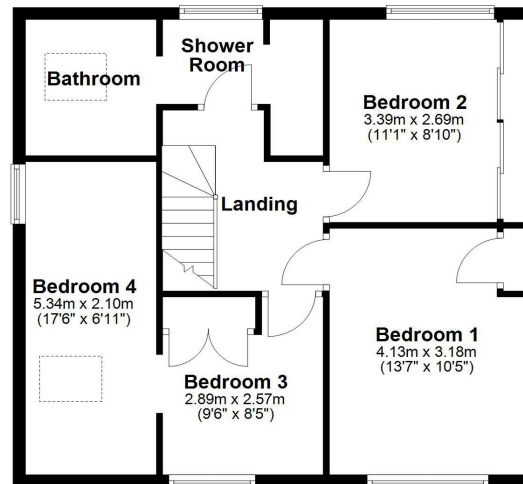
Ground Floor

Approx. 102.1 sq. metres (1099.1 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.7 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT

01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

