

Felsham Chase, Burwell

Pocock + Shaw

2 Felsham Chase
Burwell
Cambridgeshire
CB25 0JP

A spacious, delightfully presented, four bedroom detached family home with double integrated garage prominently positioned within this vibrant and exciting village. Providing versatile, light and airy accommodation, with ample off road parking and a generous rear garden.
EPC: C

Asking Price £475,000









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.

Accommodation

Entrance Hallway With an entrance door, two windows to front aspect, radiator, double glass doors, door to:

Cloakroom With a window to front aspect, fitted with two piece suite comprising, pedestal wash hand basin with storage under, wall mounted mirror, low-level WC, laminated flooring, radiator.

Inner Hallway With double glass doors opening into a spacious inner hallway, laminated flooring, stairs rising to the first floor, understairs storage area, open plan into dining area.

Dining Room 4.52m (14'10") max x 2.98m (9'9") () With sliding patio doors leading to the rear garden area, laminated flooring, ceiling pendant light fitting, radiator.

Sitting Room 5.59m (18'4") into bay x 3.62m (11'11") With a bay window to rear aspect, door leading to rear garden, radiator, laminated flooring, feature fireplace.

Kitchen 5.70m (18'8") x 2.44m (8') A superbly fitted kitchen with a matching range of base and eye level units with integrated appliances. A 1+1/4, inset sink unit with single drainer, integrated pyrolytic self cleaning double oven with combination microwave, induction hob with extractor over, wine cooler fridge, space and plumbing for washing machine and dishwasher, space for tumble drier and fridge freezer, large pull out larder storage, with a window to rear aspect, door to:

Rear lobby With a door leading to the rear garden, door to:

Study 2.66m (8'9") x 1.67m (5'6") () With a window to front aspect, laminate flooring.

Integral Double Garage 4.87m (16') x 4.68m (15'4") Accessed directly from the rear lobby, with three windows to front aspect, two up and over garage doors, recently replaced wall mounted gas boiler unit, power and light are connected. It is considered a useful space for future conversion into additional living space if required in future.

First Floor

Landing With a skylight window, fitted carpet flooring, with a window to front aspect, access to loft space, doors to:

Master Bedroom 5.89m (19'4") max x 3.77m (12'4") into eaves With two dormer windows to side aspect, fitted airing cupboard, fitted storage cupboard, ample built in storage wardrobes, laminated flooring, two radiators, door to:

Ensuite shower room Fitted with three piece suite comprising, wash hand basin with storage under and fitted storage unit, low-level WC, tiled splashbacks, shower with shower panelling & glass doors, heated towel rail.

Bedroom 2 3.64m (11'11") x 3.64m (11'11") () With a window to rear aspect, fitted double door wardrobe, radiator, carpet flooring.

Family Bathroom Cleverly designed and generously proportioned fitted with a matching suite comprising of a shower enclosure with pumped water pressure, glass door, bath with mixer taps and tiled surround, pedestal hand wash basin, low level WC, heated towel rail, aminated flooring, with an obscured window to rear aspect.

Bedroom 3 2.95m (9'8") x 2.84m (9'4") () With a window to rear aspect, fitted storage cupboard, radiator, laminated flooring.

Bedroom 4 3.27m (10'9") x 2.41m (7'11") () With a window to front aspect, storage cupboard, radiator, fitted carpet.

Outside - Front The property is approached via a sweeping tarmac and shingle driveway, shared with the neighbouring properties, with plenty of space and parking for vehicles.

Rear Delightful part walled and timber fenced enclosed garden stocked with an array of plants and shrubs, patio area, timber garden shed, gated side access to the front of the home.





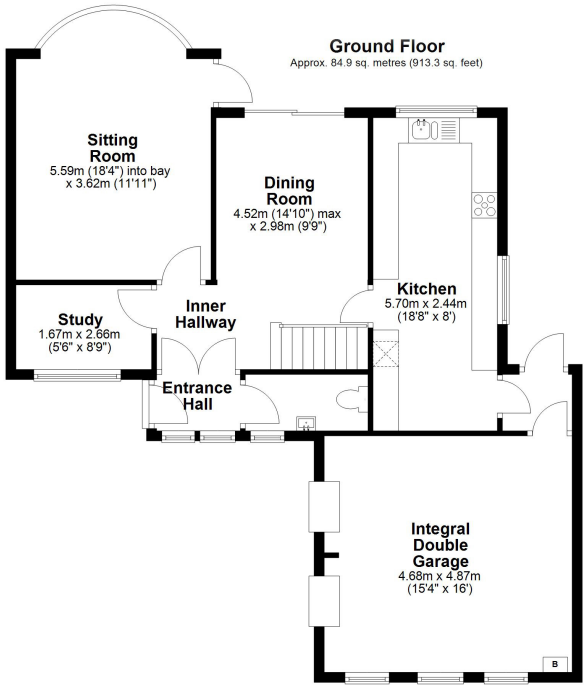


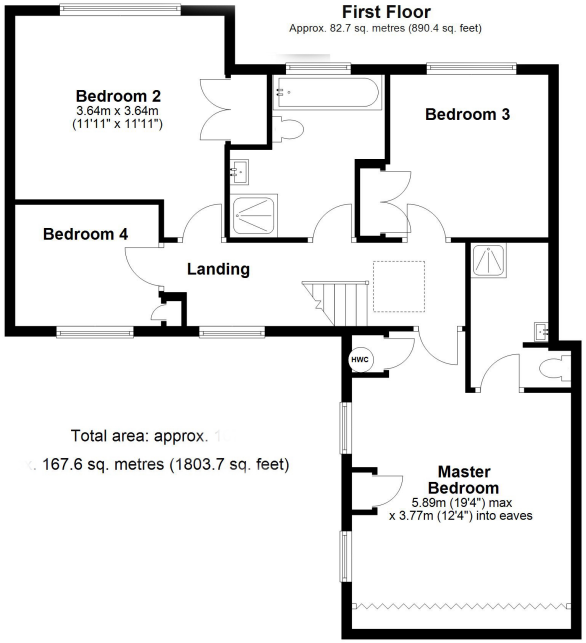
Services & Tenure Mains water, gas and drainage are connected.
The property is freehold.
The property is not in a conservation area and is in a very low flood risk area.
The property has a registered title.
The property is standard construction.
Council Tax Band 'E'. East Cambs. District Council.
Broadband: Basic, 16 Mbps. Superfast, 80 Mbps. Ultrafast, 1800 Mbps.
Mobile coverage by the four major providers available.
Satellite / Fibre TV Availability: BT, Sky, Virgin.
Viewing: By prior arrangement with Pocock + Shaw.

Viewing By Arrangement with Pocock + Shaw PBS











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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