



**1c Ness Road**  
**Burwell, Cambridgeshire CB25 0AA**  
**Guide Price £479,000**

## 1c Ness Road, Burwell, Cambridgeshire CB25 0AA

Detached well-proportioned family home occupying a prime position in the village centre.

Enjoying entrance hallway, cloakroom, a spacious sitting room, a well equipped and good size kitchen/dining room, a utility room in turn leading to the integral double garage. Boasting 4 double bedrooms, 3 with fitted wardrobes and master with ensuite and family bathroom.

Complete with a lovely, well stocked, private and part walled rear garden.

No chain.

EPC (D)

### Accommodation Details

#### Entrance Hall

Staircase rising to the first floor, under stairs storage cupboard, wall and ceiling lighting fixtures, carpeted flooring, radiator, doors leading through to:

#### Cloakroom 6'0" x 4'7" (1.84 x 1.42)

Comprising low level WC, pedestal hand wash basin, radiator, with window to the rear aspect.

#### Living Room 22'11" x 13'3" (6.99 x 4.05)

Fireplace with marble effect surround and hearth, television and telephone points, wall and ceiling light fixtures, carpeted flooring,

radiator, window to the front aspect and sliding doors leading out to the rear garden.

#### Kitchen / Dining Room 22'11" x 12'2" (6.99 x 3.73)

Fitted with a range of base and eye level storage units and shelving with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap, built in electric oven, separate gas hob with extractor over, tiled splashbacks, space for fridge freezer and dishwasher, ample space for a dining table and chairs, part carpet part vinyl flooring, radiator, with triple aspect windows to the front, side and rear aspects.

#### Utility 15'5" x 7'10" (4.71 x 2.39)

Base storage cupboards with work surface over, space for washing machine and tumble dryer, combi boiler, part tiled walls, vinyl flooring, door leading to garage and part glazed door leading out to rear garden.

#### First Floor Landing

Airing cupboard, loft access and doors leading through to:

#### Master Bedroom 15'10" x 10'11" (4.85 x 3.34)

Built in wardrobe, carpeted flooring, radiator, with window to the rear aspect, door leading through to ensuite.

#### Ensuite 6'5" x 4'7" (1.96 x 1.42)

Suite comprising low level WC, pedestal hand wash basin and shower cubicle, shaving point, tiled walls, radiator, obscured window to the rear aspect.

#### Bedroom 2 13'1" x 10'0" (4.00 x 3.05)

Built in wardrobe, carpeted flooring, radiator, window to the rear aspect

#### Bedroom 3 12'2" x 9'9" (3.73 x 2.99)

Built in wardrobe, carpeted flooring, radiator, window to the front aspect.

#### Bedroom 4 13'3" x 7'0" (4.05 x 2.14)

Carpeted flooring, radiator, window to the front aspect.

#### Bathroom 8'3" x 6'5" (2.52 x 1.96)

Suite comprising low level WC, hand wash basin and bath tub with shower over, heated towel rail, obscured window to the rear aspect.

#### Double Garage

Power and light connected with up and over doors.

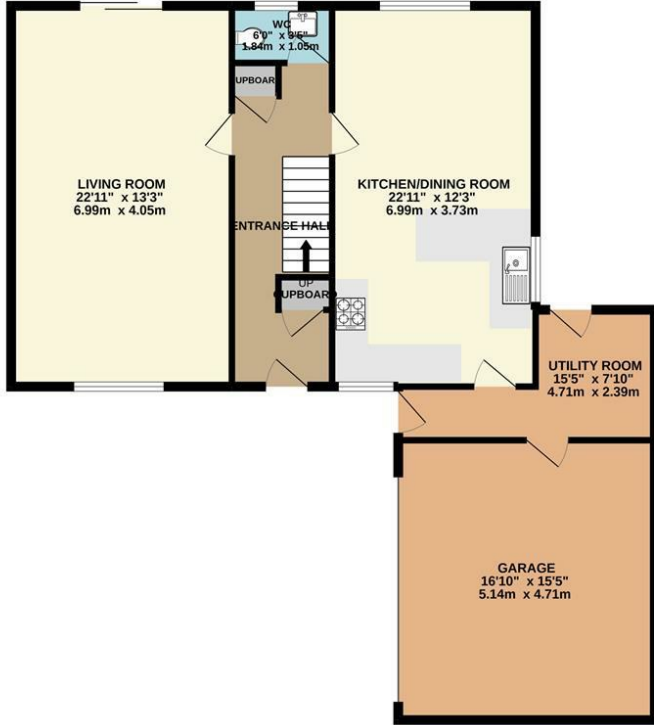
#### Outside - Front

Shingle driveway providing off road parking leading to double garage.

#### Outside - Rear

Established good sized rear garden mostly laid to lawn with patio area, decorative pond, flower borders, trees and shrubs with garden shed for extra storage.

GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.

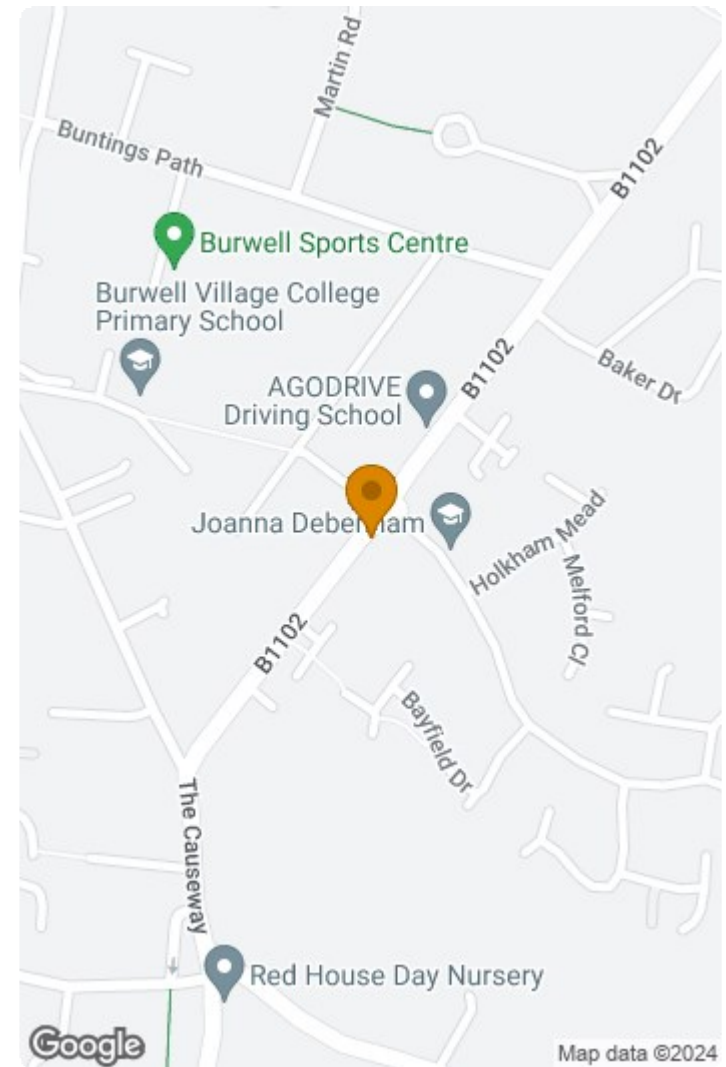


1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		89	59
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

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