



**Ness Road, Burwell CB25 0AA**

**Offers Over £400,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Ness Road, Burwell CB25 0AA

A superb period cottage set in the heart of this thriving village and enjoying delightful gardens to rear.

Fully updated and improved by the current owners, this property offers fabulous size rooms arranged over three floors and has been skillfully extended to provide around 1600 square ft of accommodation.

Boasting generous size entrance hall, living room, dining room, refitted kitchen, bathroom, four good size bedrooms ( en suite bathroom to Master bedroom) and separate WC.

Externally, the property offers extensive gardens, workshop and off road parking to rear.

## Entrance Hall

With doors leading to dining room and living room. Stairs leading to first floor.

## Kitchen

20'5" x 10'10"

Modern range of matching eye and base level cupboards with work top over. Ceramic sink and drainer with mixer tap over. Integrated dishwasher. Integrated double oven with gas hob and stainless steel extractor above. Integrated fridge/freezer. Space and plumbing for washing machine. Attractively tiled splashbacks. Window to the rear aspect. Triple Velux windows. French doors leading to rear garden. Door to bathroom. Radiator. Tiled flooring. Arched opening to dining room.

## Dining Room

11'11" x 11'11"

Generous dining room with window to the side aspect. Inset fireplace, currently fitted with wood burner stove. Tiled flooring. Built-in storage cupboard. Radiator. Arched opening to kitchen. Door to entrance hall.

## Living Room

13'5" x 12'11"

Beautifully presented, spacious room with feature fireplace with wood surround and mantel and stone hearth. Window to the front aspect. Victorian style radiator. Door to entrance hall.

## Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in bespoke storage cabinets under and P-shaped bath with mixer tap and wall mounted shower over. Attractively tiled throughout. Obscured window. Door to kitchen.

## 1st Floor Landing

With doors leading to three bedrooms and cloakroom. Airing cupboard. Stairs ascending to 2nd floor and descending to ground floor.

## Bedroom 2

13'8" x 11'10"

Spacious bedroom with window to the front aspect. Radiator. Door to landing.

## Bedroom 3

11'9" x 11'5"

Spacious bedroom with window to the rear aspect. Built-in storage cupboard. Radiator. Door to landing.

## Bedroom 4

10'3" x 8'2"

Well proportioned room with window to the front aspect. Radiator. Door to landing.

## Cloakroom

Contemporary white suite comprising low level W.C. and wall mounted hand basin with mixer tap over and built-in storage cabinet under. Door to landing.

## 2nd Floor Landing

With door leading to Master bedroom. Stairs ascending to first floor landing.

## Master Bedroom

14'7" x 14'2"

Spacious double bedroom with window to the rear aspect. Built-in wardrobes with useful loft space behind. Panelled radiator. LVT wood flooring. Doors to en suite and 2nd floor landing.

## En Suite

Contemporary white suite comprising low level W.C., wall mounted hand basin with mixer tap over and storage cabinet beneath and generous walk-in shower with wall mounted shower. Attractively tiled to wet areas. LVT wood flooring. Obscured window. Door to Master bedroom.

## Workshop/Shed

16'4" x 12'1"

Door leading to gravelled parking area. Additional parking space behind.

## Outside - Front

Slate bed with mature shrub planting with pathway leading to storm porch and front door.

## Outside - Rear

Patio area to the rear of the house with French doors leading to kitchen. Bordered with planted

raised beds containing a variety of established planting. Lawned area beyond with stepping stone pathway leading to gravelled parking area and workshop/shed. Mature shrubs and tree planting. Double gates at the rear for vehicular access.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - End of Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 143 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



**Approximate Gross Internal Area 1550 sq ft - 144 sq m  
(Excluding Outbuilding)**

Ground Floor Area 778 sq ft – 72 sq m  
 First Floor Area 526 sq ft – 49 sq m  
 Second Floor Area 246 sq ft – 23 sq m  
 Outbuilding Area 199 sq ft – 19 sq m

- End of Terrace House
- Well Presented Throughout
- Spacious Kitchen
- Dining Room
- Living Room
- Four Bedrooms
- En Suite to Master Bedroom
- Charming Rear Garden
- Driveway Parking
- Viewing Highly Recommended



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	64	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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