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Residential sales, lettings & management



126 North Street,  
Howlem Balk  
Burwell  
Cambridge, CB25 0BB

A magnificent and truly remarkable detached four bedroom property of splendid proportions and with stunning views.

Viewing is advisable to really appreciate this wonderful family home. No Chain. EPC:TBC

Guide Price: £825,000



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 catering for everyday requirements, 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.

Houses of this exceptional calibre, build quality and inspirational design are rarely seen. With fantastic uninterrupted views of open farmland to the front and fenced paddocks to the rear, this handsome detached property lies on a semi-rural spot in this ever popular and much sought after village. To fully appreciate this stylish 4 bedroom home, viewing would be highly advised.

With underfloor heating to the ground floor fired by a gas boiler provides zoned heating, with the first floor served by thermostat controlled radiators. In detail the accommodation comprises:-

## Ground Floor

### Entrance Hall

With a fine oak entrance door framed by two windows, wooden flooring, ceiling spotlights, oak stairs with understairs storage cupboard & stairway leading up to galleried first floor landing.

### Sitting Room 8.77m (28'9") x 4.27m (14')

With a box window to the front aspect, a large feature open brick and timber surround fireplace, recessed ceiling spotlights, tri-fold door to rear garden. TV and aerial points.

### Snug / Office 3.60m (11'10") x 3.35m (11')

With a window to the rear aspect, wooden flooring, TV and aerial points, recessed ceiling spotlights.

### Large Kitchen 8.77m (28'9") x 4.25m (13'11")

Fitted with an extensive range of base and eye level units with quartz worktops, island unit, Butler sink, mixer tap and single drainer, space for range cooker, tiled flooring, recessed ceiling spotlights with a window to the front aspect, tri-fold doors to rear.

### Utility Room 5.21m (17'1") x 2.37m (7'9")

With a window to the front, and a window to the rear aspects, recessed ceiling spotlights, base cupboard with working surface over, 1¼ stainless steel sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, space for tumble drier.

### Rear Lobby

With a uPVC door, tiled flooring, two large storage cupboards, doors to:

### Boot Room

A large useful space housing the wall mounted gas radiator heating boiler serving heating system and domestic hot water, Hot water cylinder, water softener unit, tiled flooring, hanging rails and shelving unit.

### Wet Room

Fitted with a wash hand basin, low level WC, heated towel rail, tiled floor and walls, wall mounted waterfall shower & attachment, with a glazed window to the rear aspect.

## First Floor

### Galleried Landing

With access to loft space, carpeted flooring, recessed ceiling spotlights, radiator, doors to:

### Family Bathroom

Fitted with a four piece suite comprising of a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC and shower enclosure with glass screen doors, with a frosted window to the front aspect, heated towel rail, tiled flooring, recessed ceiling lights.

### Master Bedroom 4.25m (14') x 0.83m (2'9")

A wonderful bedroom with ample storage and cupboard space, a window to the front aspect, recessed ceiling spotlights, carpeted flooring, radiator.



**En-suite Bath & Shower room** 4.26m (14') x 2.23m  
Fitted with a four piece suite comprising of a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, shower enclosure with glass screen doors, with a frosted window to the rear aspect, radiator, recessed ceiling spotlights.

**Bedroom 1** 4.30m (14'1") x 3.96m (13')  
With a window to the front aspect, carpeted flooring, recessed ceiling spotlights, radiator, double doors to large fitted wardrobes.

**Bedroom 2** 4.42m (14'6") x 3.82m (12'6")  
With a window to the rear aspect, carpeted flooring, recessed ceiling spotlights, radiator, double doors to large fitted wardrobes.

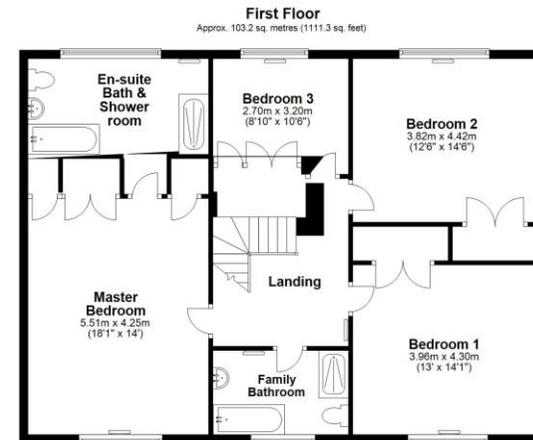
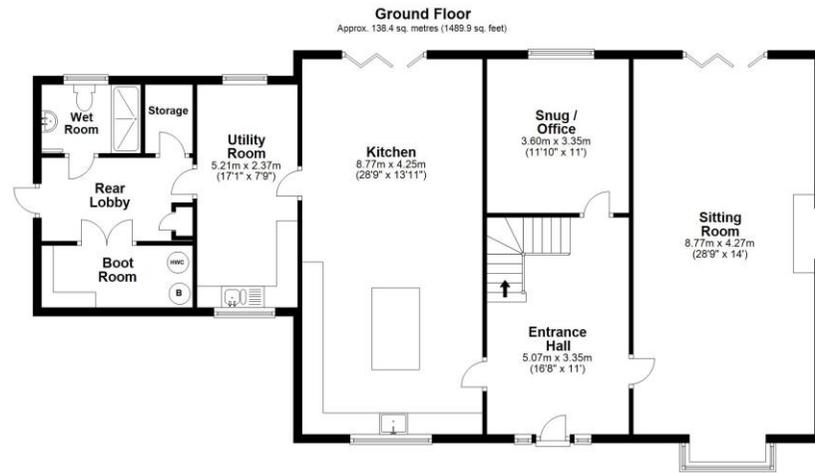
**Bedroom 3** 3.20m (10'6") x 2.70m (8'10")  
With a window to the rear aspect, radiator, double door to wardrobes, single wardrobe, recessed ceiling spotlights.

**Outside**  
Shingle pathways lead to the front door and rear lobby, and to large driveway to the right providing ample parking and space for a garage/car port (STS). The rear garden is laid mainly to lawn and partly enclosed wooden fencing to the rear.

**Services**  
Mains water, gas, drainage and electricity are connected.

**Council Tax Band:** East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



Total area: approx. 241.7 sq. metres (2601.2 sq. feet)

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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