



Ness Road, Burwell Cambridgeshire

Pocock + Shaw

1d Ness Road  
Burwell  
Cambridge  
CB25 0AA

Chelwood House is an impressive, immaculately presented and incredibly spacious SIX bedroom detached home in ideal central village setting. This outstanding versatile home offers a unique blend of elegance, space and modern living. Further complimented by driveway with off road parking, garage and enclosed rear garden. Viewing is a must to really appreciate this super family home.

Asking Price £595,000



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 and Cambridge North into London Liverpool Street and King Cross Stations.

An impressive, immaculately presented and incredibly spacious SIX bedroom detached home in ideal central village setting. This outstanding family home offers a unique blend of elegance, space and modern living. Further complimented by driveway with off road parking, garage and enclosed rear garden.

Throughout the home, you'll find a seamless blend of contemporary design and timeless charm. Additional features include a utility room, ground floor WC, and generous driveway parking. The location offers excellent connectivity, with easy access to both Cambridge, Newmarket and Ely, while placing you within walking distance of the village's many amenities.

A truly exceptional home where every detail has been thoughtfully designed to offer both luxury and practicality—perfect for the modern, discerning homeowner.

**Entrance Hallway** With an entrance door, radiator, stairs rising to 1st floor, understairs storage cupboards. Doors leading to:

**Sitting Room 6.42m (21'1") x 3.62m (11'11")** With a window to front aspect, double doors to rear garden, radiator, feature wood burner stove with hearth.

**Kitchen / Dining / Family Room 8.23m (27') x 6.20m (20'4")** A breath-taking open plan kitchen / dining / family room, fitted with a matching range of base and eye level units with composite stone worktop space over, central island, 2 integrated ovens, microwave, steamer, dishwasher, 2 double fridge/freezers, composite sink unit with single drainer & mixer tap. With a window to front aspect, two Velux windows, window to side aspect, two radiators, with a double door leads out to the rear garden and patio area.

**Ground Floor Cloakroom** Comprising a wash hand basin with storage below, low level WC, part tiled surround, radiator, window to rear aspect.

**Utility Room** Fitted with a matching range of base and full height units, worktop space, space and plumbing for washing machine, space for tumble drier, stainless steel sink with single drainer & mixer tap, wall mounted gas fired boiler, radiator, window to rear aspect.

**1st Floor Landing** Door to airing cupboard, doors to:

**Bedroom 4.22m (13'10") x 3.64m (11'11")** With a window to rear aspect, radiator, door to:

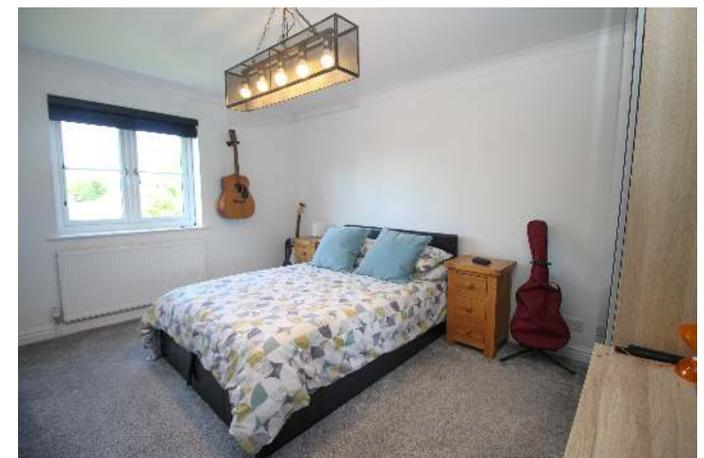
**Ensuite Shower Room** Comprising recessed shower cubicle with glass screen, shower over, low level WC, hand wash basin, mixer tap & storage space under, tiled surround, window to rear aspect, heated towel rail.

**Bedroom 3.62m (11'11") x 2.09m (6'10")** With a window to front aspect, radiator.

**Bedroom 2.66m (8'9") x 2.48m (8'2")** Currently in use as a home office with a window to front aspect, fitted double door storage cupboard, radiator.

**1st Floor Bathroom** Fitted with a matching suite comprising bath with shower over, glass screen, hand wash basin with storage under & mixer tap, tiled surround, window to rear aspect, heated towel rail, wall mounted mirror.

**Bedroom 3.81m (12'6") x 2.44m (8')** With a window to rear aspect, fitted double door wardrobe, radiator.



**2nd Floor Landing** Skylight Velux window, doors to:

**Bedroom 4.85m (15'11") x 3.29m (10'9")** With a window to rear aspect, Velux window, radiator, double door to eaves storage.

**Bedroom 4.85m (15'11") x 3.68m** With a window to rear aspect, fitted storage cupboards, radiator, Velux window, double door to eaves storage.

**Shower Room** Comprising tiled shower enclosure with glass screen, & hand and waterfall shower over, low level WC, wash hand basin with storage under, mixer tap, heated towel rail, window to rear aspect.

**Garage** With an electric roller shutter up and over door, power and light connected.

### Services & Tenure

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

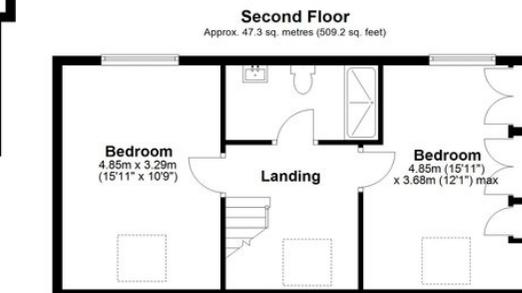
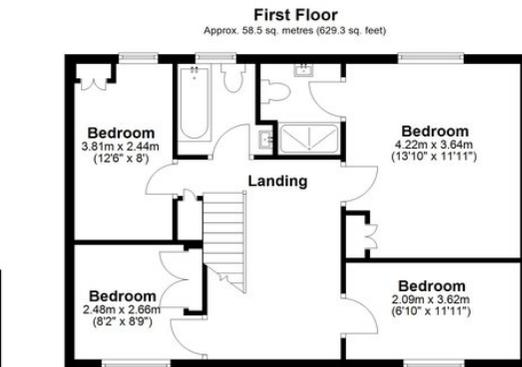
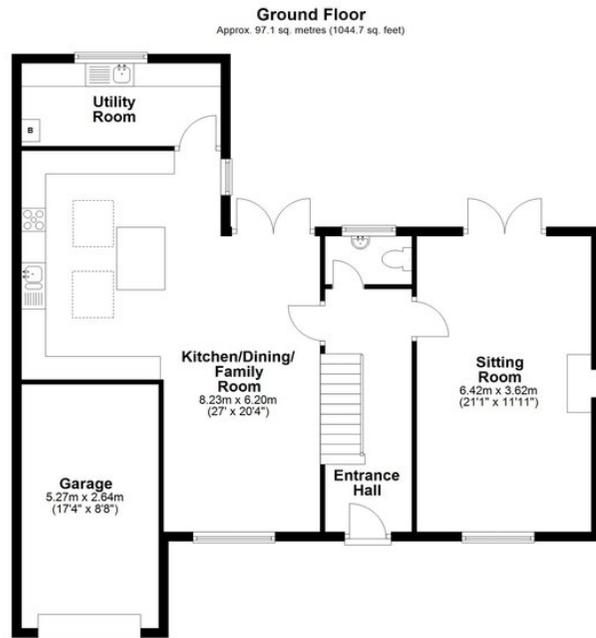
Mobile phone coverage by the four major carriers available.

EPC: C

The property is freehold

**Council Tax:** E East Cambridgeshire District Council

**Viewing:** Strictly by arrangement with Pocock + Shaw KS



Total area: approx. 202.8 sq. metres (2183.1 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

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