



**Jasmine House, 52A Main Street
Westley Waterless, Cambridgeshire**

**DAVID
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Jasmine House, 52A Main Street, Westley Waterless, CB8 0RG

Westley Waterless is an attractive rural village, with a historic 12th-century church, St Mary-the-Less, set amidst undulating countryside close to the Cambridgeshire/Suffolk border. There is a primary school in nearby Burrough Green. The world-renowned horse racing town of Newmarket lies just 6 miles to the north with Cambridge only 12 miles west. The village lies in close proximity to excellent transport links with the A11/M11 access road to London and the A14, giving easy access to Cambridge. Rail links can be found in Newmarket or the next village of Dullingham both providing services to London Kings Cross and Liverpool Street via Cambridge.

This substantial 2,400 sq. ft detached new home is situated in a quiet village location enjoying far-reaching views over open countryside. The property has been finished to an exceptional standard, including a large double-aspect kitchen/dining/living area, stylish bathrooms, and a well-proportioned double-aspect sitting room with a fireplace, all set within mature gardens with off-road parking, a single garage, air-source air heating, and PV solar panels.

A substantial detached new home in a quiet village location overlooking open countryside.

Ground Floor

ENTRANCE HALL A spacious and welcoming hallway providing ample space for use as a dining hall or study with stairs rising to the first floor.

SITTING ROOM A lovely light double-aspect room featuring a fireplace with a tiled hearth and French doors opening to the rear.

KITCHEN/DINING/LIVING ROOM The hub of the home, extensively fitted with a range of modern units under quartz worktops with a stainless-steel sink inset. Integrated appliances include a tall fridge, dishwasher, oven and four-ring induction hob with integral down-draft extractor. A central island provides a breakfast bar and further storage. The kitchen opens to the dining and living area with double doors opening to the terrace.

UTILITY ROOM Fitted with units under worktops with a stainless-steel sink and drainer, plumbing for a washing machine and space for a tumble dryer with a door leading to the side.

STUDY Enjoying a pleasant outlook to the front.

CLOAKROOM With WC and wash basin.

First Floor

LANDING Featuring an airing cupboard housing the pressurised water cylinder and doors to.

MASTER BEDROOM An impressive, spacious room with a dressing area offering ample space for wardrobes and a large window overlooking the rear garden.

ENSUITE Stylishly fitted with a white WC, wash basin, tiled shower cubicle, heated towel rail with extensively tiled walls and floor.

BEDROOM 2 Another spacious double with a pleasant outlook to the rear

ENSUITE Fitted with WC, hand wash basin, tiled shower cubicle, and heated towel rail. Window to front aspect.

BEDROOM 3 Enjoying views to the front aspect.

BEDROOM 4 With a pleasant outlook to the rear.

FAMILY BATHROOM Stylishly equipped with a large walk-in shower, WC, wash basin and heated towel rail, with extensively tiled walls and floor.

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Outside

The property is situated in a quiet location approached by a private parking area and path leading to the **SINGLE GARAGE** with an up-and-over door, light and power connected. The front garden has been seeded for lawn with mature trees and shrubs and enjoys a wonderful outlook over open countryside. To the rear of the property, an extensively paved courtyard terrace is ideal for entertaining, with steps leading up to the lawn which is flanked by a mature hedge line affording a great deal of privacy.

SERVICES Air source central heating to radiators. Mains water and drainage. Mains electricity connected. Solar panels. Hard wired with CAT 5 data cabling NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND TBC.

EPC B.

TENURE Freehold.

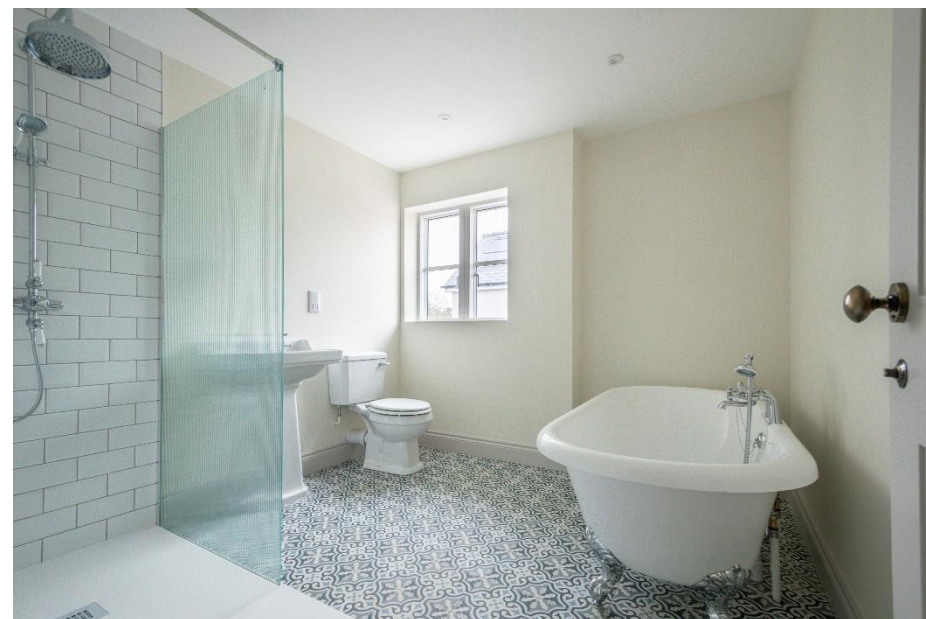
CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS consented.ditching.fever

VIEWING Strictly by prior appointment only through DAVID BURR.

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