



**Fair View,
Westley Waterless**

**DAVID
BURR**



Fair View, Westley Waterless, CB8 0RG

Westley Waterless is an attractive rural village set amidst undulating countryside near the Cambridgeshire/Suffolk border, centred around the historic 12th-century church of St Mary-the-Less. The village benefits from good access to pre-school facilities including Old School House Day Nursery at Stetchworth and Burrough Green Playgroup, with a primary school in nearby Burrough Green and a range of well-regarded local state and private schools. Dullingham railway station lies approximately 2 km away, providing services to London King's Cross and Liverpool Street via Cambridge, with further rail links at Newmarket. The world-renowned racing town of Newmarket is around 6 miles to the north, Cambridge approximately 12 miles to the west, and the village is well placed for the A11, M11 and A14, offering excellent road connections.

This attractive, 2,050 sq ft semi-detached Victorian property is situated in a quiet village location overlooking open countryside. The property offers light and spacious living accommodation that has been finished to an exceptional standard, including an impressive open-plan kitchen/dining room and sits within mature gardens with off-road parking to the side.

A substantial semi-detached Victorian property overlooking open countryside.

Ground Floor

Entrance into the:

CONSERVATORY A useful room with French doors opening to the garden and a door into the hallway.

HALLWAY Stairs rising to the first floor and door through to the:

SITTING ROOM A lovely light room, retaining original character features with high ceilings, sash windows, and French doors opening to the side.

KITCHEN / BREAKFAST ROOM The hub of the home, this impressive room has been extensively updated by the current vendors to create a stylish living area, enjoying a double aspect outlook. The kitchen is fitted with a bespoke range of units under quartz worktops with a double sink with Quooker tap and drainer inset, and appliances including a Lacanche range cooker with five-ring induction hob, separate electric oven, integrated fridge/freezer, and dishwasher, whilst the central preparation island provides further storage and a breakfast bar which has a wine cooler.

Stairs lead to the:

SNUG / DINING ROOM Located to the rear of the property, enjoying a double-aspect outlook over the garden.

UTILITY Fitted with further units under worktops with a sink inset and space and plumbing for a washing machine and tumble dryer, and appliances, with a useful storage cupboard.

CLOAKROOM WC and wash basin.

First Floor

LANDING leads to:

BEDROOM 1 A spacious room, enjoying a rural outlook to the front, adjacent dressing room and **EN SUITE**, stylishly fitted with a white WC, wash basin, tiled shower cubicle, and rolled-top bath, with shower attachment over.

BEDROOM 2 Outlook to the rear.

BEDROOM 3 Outlook to the front.

BEDROOM 4 Outlook to the front

BATHROOM Fitted with a WC, wash basin, and bath with shower over.

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Outside

The property is approached by a gravel driveway providing off road parking and sits behind a mature front garden with raised beds. The rear garden is predominantly lawned with mature beds and borders, trees and shrubs with a seating area and green house.

Planning permission has been granted for a detached new home adjacent, and a new boundary fence will be erected prior to completion. (see plan on final page showing yellow boundary for Fair View and the new plot in red)

AGENTS NOTE The adjacent plot could be acquired with the property for £200,000.

SERVICES Oil-fired central heating to radiators. Mains water. Private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND C. (£2,044.99 per annum)

EPC E.

CONSTRUCTION TYPE Brick & block construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

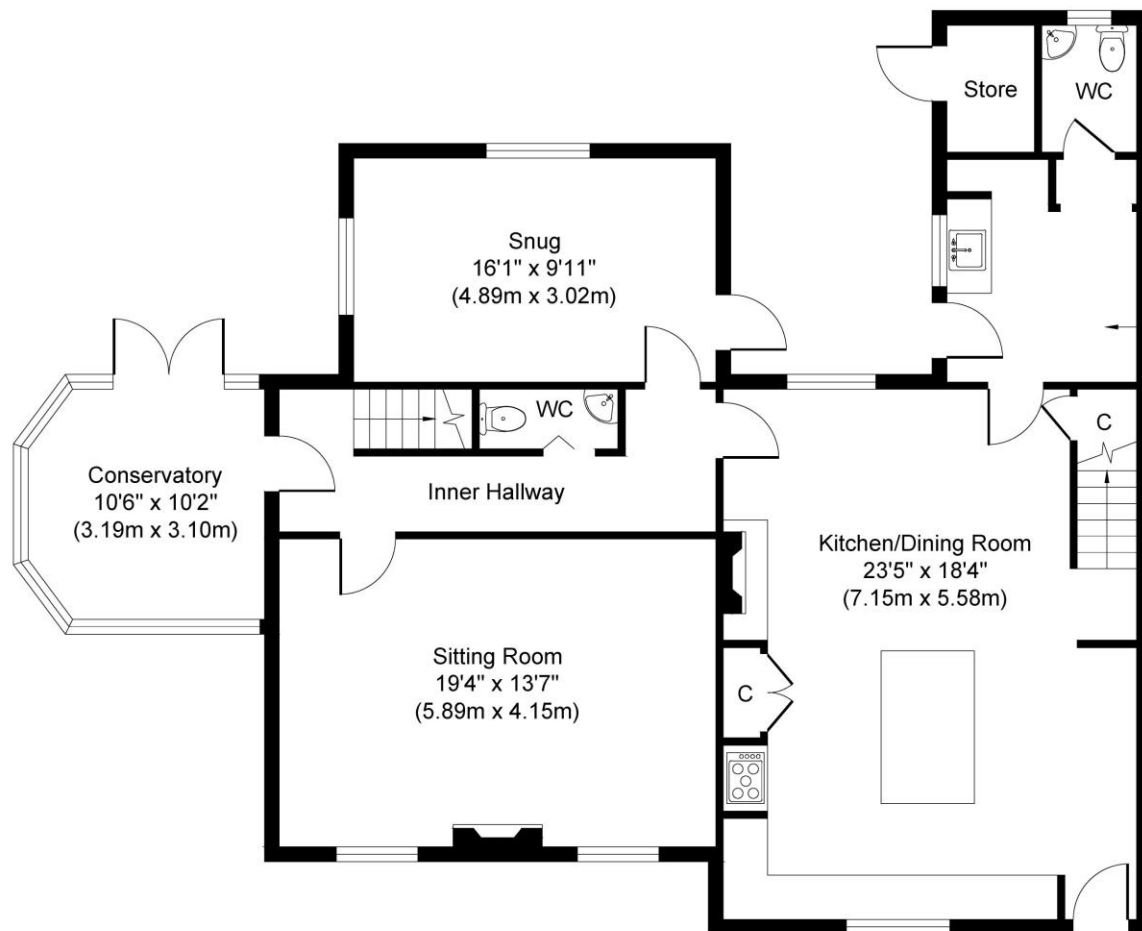
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS hurtles.slimy.gentle

VIEWING Strictly by prior appointment only through DAVID BURR.

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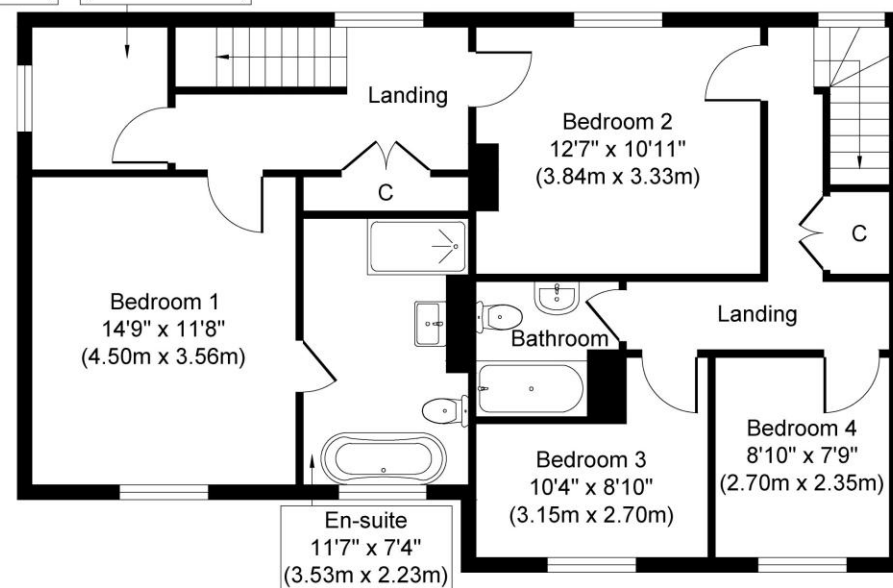




Ground Floor
Approximate Floor Area
1240 sq. ft
(115.19 sq. m)

Utility Room
 9'10" x 8'5"
 (3.00m x 2.56m)

Dressing Room
 6'4" x 6'0"
 (1.92m x 1.83m)



First Floor
Approximate Floor Area
827 sq. ft
(76.85 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

