



Poole Farm Bungalow
Main Street, Westley Waterless, Cambridgeshire

DAVID
BURR

Poole Farm Bungalow, Main Street, Westley Waterless, Cambridgeshire CB8 0RQ

Westley Waterless is an attractive semi-rural village amidst undulating countryside close to the Cambridgeshire/Suffolk border. 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.

Poole Farm bungalow is a deceptively spacious four bedroom detached property idyllically situated with countryside views to the front aspect and paddocks to the rear. Located in this popular village, the property is set within approximately 0.66 of an acre and offers huge scope for improvement. Externally enjoying mature grounds with specimen trees and a pond. There is shared access that leads to a parking area and potential for further parking.

A deceptively large property set within 0.66 of an acre with scope for improvement.

ENTRANCE HALL Entering through a stable styled door, vaulted ceiling with high level windows and stairs rising to first floor.

SITTING ROOM A triple aspect room with oak flooring and exposed stone tiles.

DINING ROOM With window to side aspect.

KITCHEN/BREAKFAST ROOM Fitted with wall and base units under worktops with a sink and double drainer inset, built in storage cupboard and tiled floor. A bay window to front aspect with a window seat.

UTILITY ROOM With fitted units and worktops with an inset sink, space and plumbing for appliances, window to rear aspect and door to front.

CLOAKROOM With a wash hand basin and WC.

BEDROOM 3 Windows to front and side aspects.

BEDROOM 4 Windows to side and rear aspects.

First Floor

LANDING With built in cupboard and high level windows to front aspect.

MASTER BEDROOM Fitted wardrobes and window to side and rear aspects.

BEDROOM 2 With fitted wardrobes and window to rear aspect.

BATHROOM Comprising panel bath, sink, WC and fitted storage.

Outside

The property is approached through a five bar gate that in turn leads to the parking area. The garden, which adjoins a paddock wraps around the whole property, boasting a brick built outbuilding. The gardens are predominantly lawned with a paved terrace and mature specimen trees and shrubs throughout. The stunning views are a particular asset looking over paddocks to the rear and countryside views to the front.

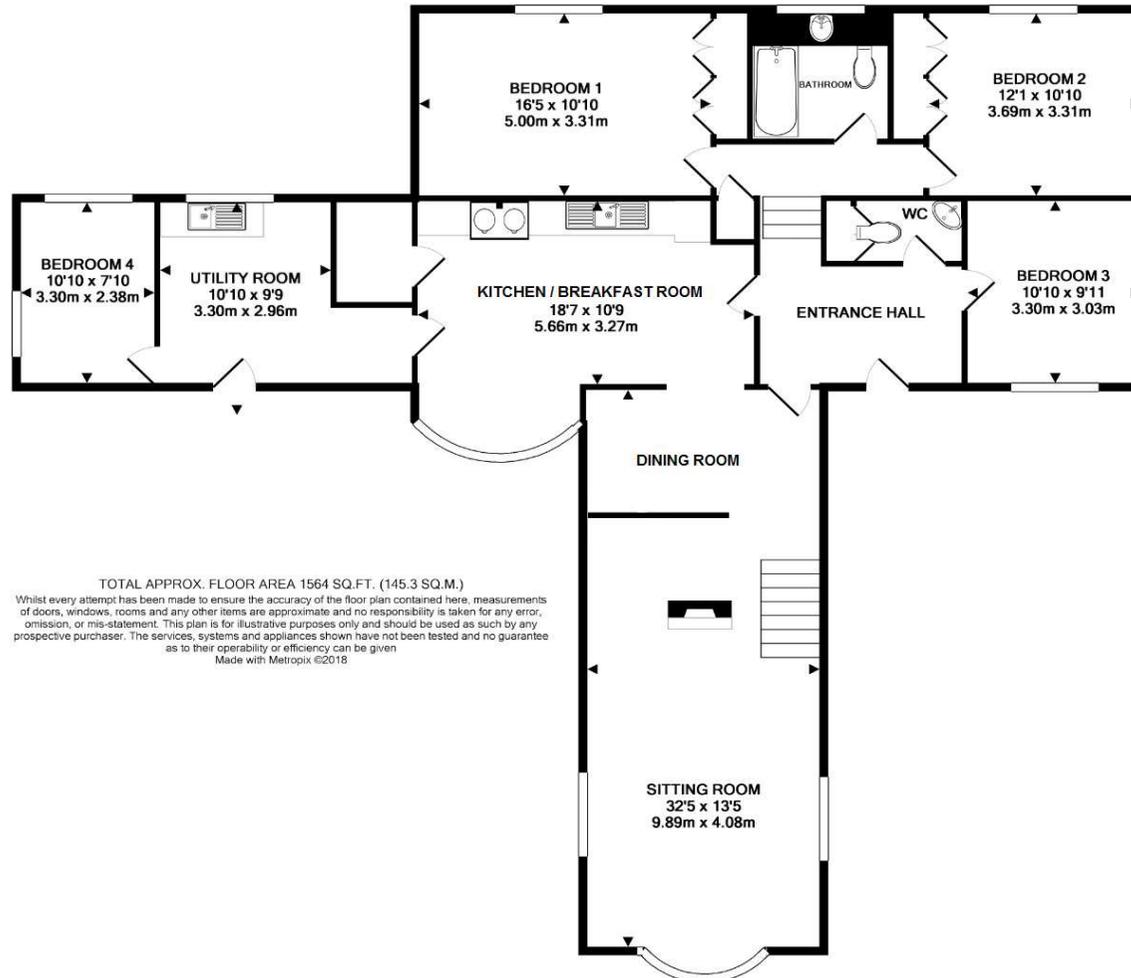
SERVICES: Oil fired heating, Main water and electricity. None of the services have been tested by the agent.

EPC RATING: Tbc

LOCAL AUTHORITY: East Cambridgeshire District Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1564 SQ.FT. (145.3 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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