



1 The Street
Westley Waterless

**DAVID
BURR**

1 The Street, Westley Waterless CB8 0RH

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.

A well-presented and idyllically positioned two-bedroom bungalow situated within this popular Cambridgeshire village with stunning countryside views. The property enjoys modern accommodation throughout including an entrance hall, sitting room, kitchen, two bedrooms and a bathroom. Externally offering driveway parking with front and rear gardens with wonderful views across open fields.

A two-bedroom bungalow in a popular Cambridgeshire village with far-reaching views.

ENTRANCE HALL A front door leading in and access through to further rooms.

SITTING ROOM With an inset woodburning stove and window to front aspect.

KITCHEN A fitted kitchen with an inset sink and drainer. Integrated oven and hob with space and plumbing for further appliances. Partially tiled walls, a pantry cupboard, a breakfast bar and window to rear aspect.

BEDROOM 1 Window to rear aspect and a fitted wardrobe.

BEDROOM 2 Window to front aspect.

BATHROOM Fitted with a bath with an electric shower over, wash hand basin, heated towel rail and WC. An airing cupboard, fitted shelving and window to rear aspect.

Outside

The front of the property offers driveway parking and a lawn that is bordered by mature hedging. The rear garden is predominately lawned with a raised deck area and an **OUTBUILDING** which has electricity. The stand out feature of the outside space is the stunning view across undulant open countryside.

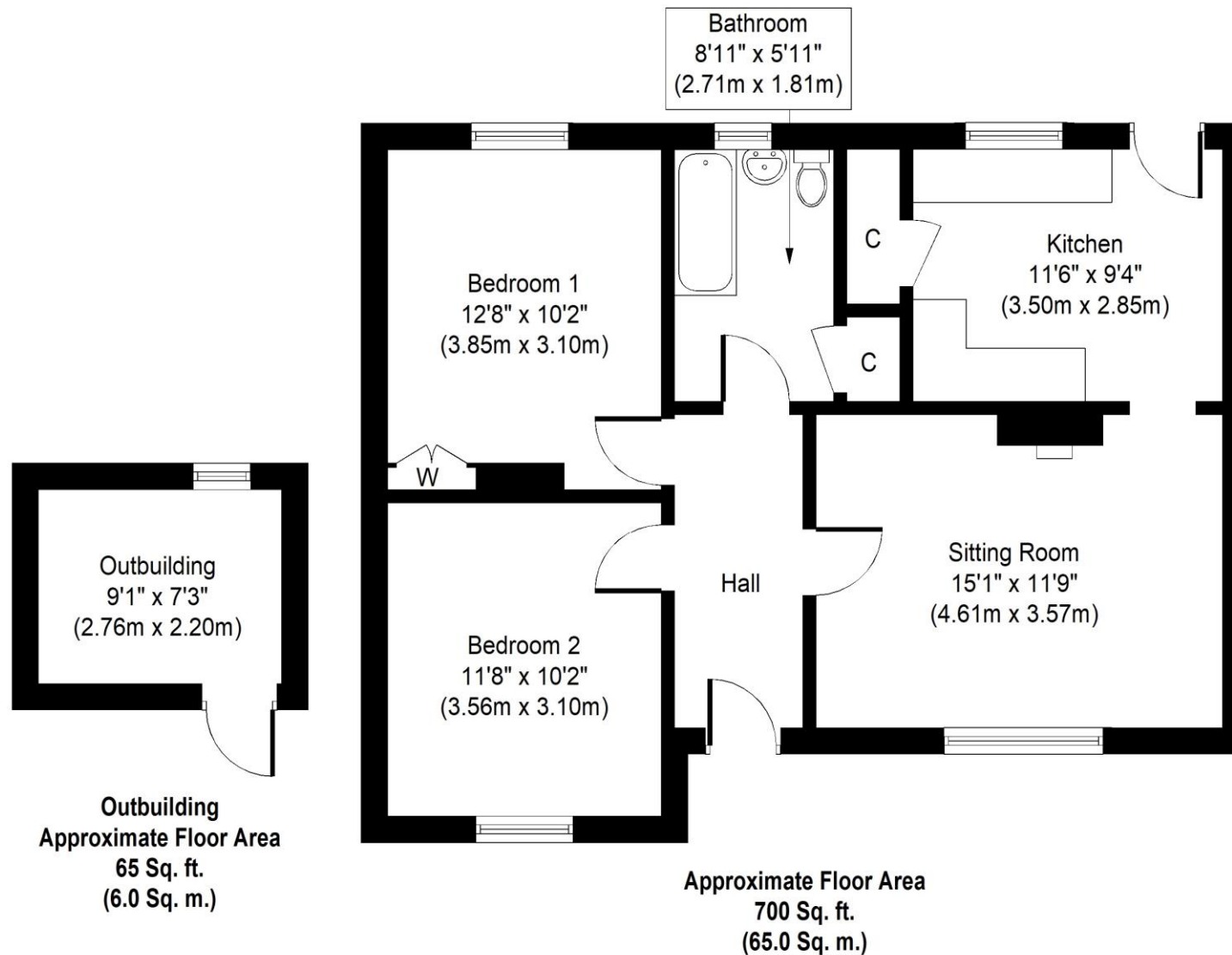
SERVICES Electric heating. Mains electricity, water and private drainage. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

EPC F.

VIEWING by prior appointment only through David Burr estate agents.

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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 or tenant. 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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