



# 42 Myrtle Drive

Burwell | Cambridge | Suffolk



# Accommodation

## Location:

Myrtle Drive is situated immediately off North Street in Burwell village street within walking distance of The Fox Inn public and Co-Op convenience store. There is butchers, bakers, GP surgery, sports centre, library and petrol station and even a haberdashery! The landmark is a working windmill built 1820. Excellently located within a commuter triangle of Newmarket, Ely and Cambridge. Also, nearby is Anglesey Abbey and Wyken Fen, ideal for many countryside pursuits. **Newmarket** have a wider range of shopping, educational and recreational facilities. The mainline rail link to London's Kings Cross (55mins) is easily accessible via **Cambridge North Station**.



# Myrtle Drive

## Burwell | Suffolk

- Well-appointed cottage accommodation with open-plan fully furnished living
- Solid Oak Beamwork
- Wood-burning stove
- Ideal First Time Buy
- Two Double Bedrooms
- Enclosed gated garden and off road parking
- Period Features



## Charming two bedroom refurbished period home in prime Cambridgeshire village

This delightful semi-detached cottage oozes charm with its wealth of period features combined with many improvements from a recent refurbishment by the current owner. Accommodation includes: separate entrance hall, cosseting living room with wood burner, kitchen/breakfast room wrap-around breakfast bar, downstairs cloakroom, two double bedrooms and a comprehensive bathroom suite. Other features include an array of exposed solid oak beamwork and double glazing throughout.

There is allocated off-street parking and the benefit of an enclosed front courtyard garden for that all-important outdoor amenity.

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### Kitchen/Breakfast Room (4.96 x 4.42m)

A range of stylish eye level and base level units with worktop surfaces over. Tiling splash back areas, inset stainless steel sink and drainer with mixer tap, built in 1100 wide range cooker, additional oak beamwork, double glazed wooden window to side aspect, plumbing for washing machine , space for further white goods, oak door leading to:

### Living Room (6.02 x 4.27m)

A particularly welcoming Living Room full of charm and character. A large brickwork fireplace housing a large woodburner, exposed beams, double glazed wooden window to the front aspect, radiator and slate flooring.

Staircase rising to first floor with variety of oak beamwork.

### WC/ Cloakroom

Low level WC, Basin, glazed window to the rear aspect.



## Landing

A carpeted landing with a Rooflight, leads to the Bathroom and Bedrooms beyond. This bright area also houses exposed beams.

## Bedroom One (3.08 x 3.95m)

An impressive Master Bedroom with high ceilings and exposed beams. There is also a large full length bespoke wardrobe proving plenty of storage options. Carpet, front aspect windows and radiators.

## Bedroom Two (3.42 x 3.35m )

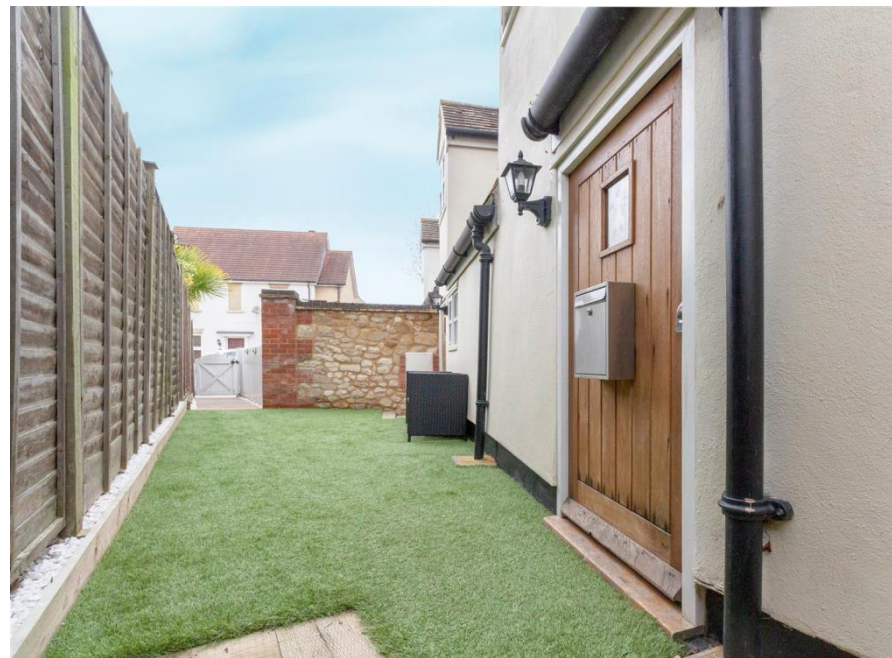
A spacious second bedroom with a side aspect window and high vaulted ceilings. This bedroom also offers bespoke full length sliding wardrobes. Carpet and radiator.

## Bathroom (2.18 x 1.76 m )

A stylish suite comprising of a panelled bath with overhead shower. Low Level WC , Basin, Tiled Flooring, and obscured front aspect window.







## Outside

An enclosed and secure courtyard garden with gated access to the front of the property.

The property also has allocated off road car parking.



## Discover Suffolk

From Burwell, The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

In Bury St Edmunds: The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England.

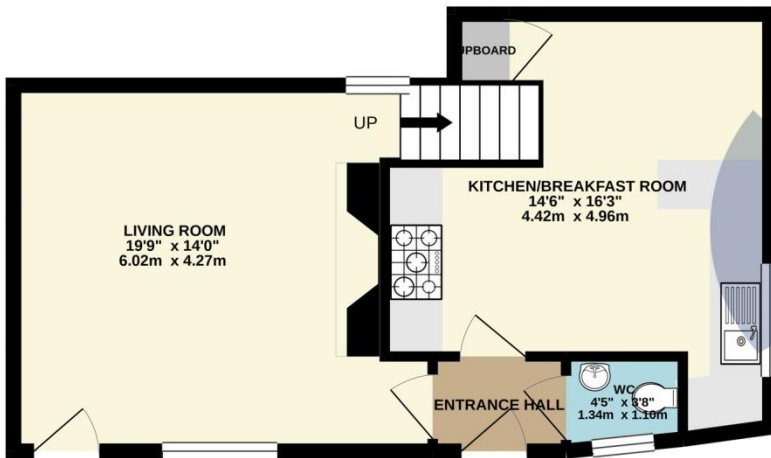


# Floorplan

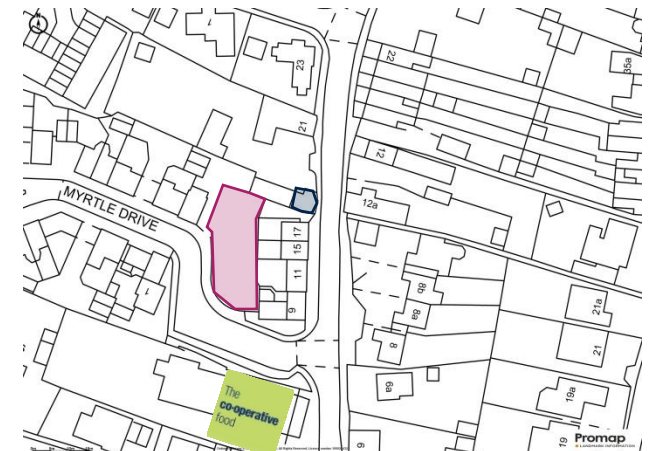
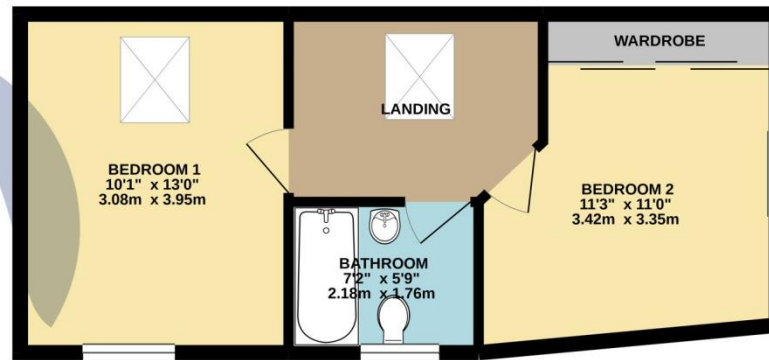
Approximate Gross Internal Area (GIA) = 779ft<sup>2</sup> (72.4 m<sup>2</sup>)



GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

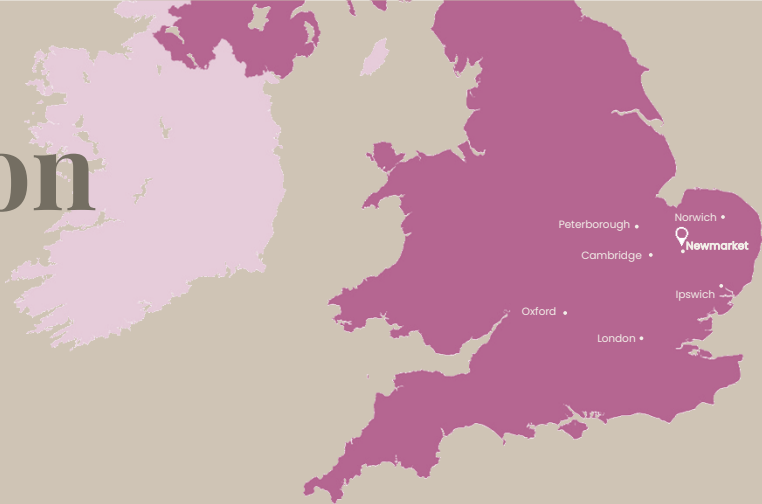


1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



*This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated.  
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please  
check all dimensions, shapes & compass bearings before making any decisions reliant upon them.*

# Situation



Newmarket	5 miles
Ely	11 miles
Cambridge	12 miles
Bury St. Edmunds	18 miles
Ipswich	44 miles



Aldeburgh (Suffolk Heritage Coast) 1 hr 28 mins / 68 miles



*From Cambridge North Station*  
London Liverpool Street  
(1hr 20 mins)  
London Kings Cross  
(55 mins)



London Stansted Airport  
(43 mins / 37 miles)  
Cambridge International Airport  
(21 mins / 7 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
PRIVATE includes: Old Buckingham Hall (3-13); Culford School (1-19); South Lee School (2-13).  
STATE includes: Burwell Village College Primary School (4-11); Soham Village College (11-16); Long Sixth Form College (17-19) / Hills Road Sixth Form College (17-19).

# General Information

## Tenure

The property is for sale by private treaty with vacant possession upon completion.

## Service

Mains water, drainage, electricity. Gas-fired central heating.  
AGENT'S NOTE: none of these services have been tested.

## Local authority

East Cambridgeshire District Council (01353 665 555)

Tax band B – £1,459.38 (2020/21)

## Directions (CB25 0AJ)

*From London/Cambridge/Newmarket (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 and exit the A14 at Junction 37, signposted 'Burwell'. Turn left off the slip road and take the B1109 (towards Burwell) passing through the High Street and turn left into Myrtle Close, marked by our board.*

## Viewing arrangements

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.



### Bury St. Edmunds

1 Churchgate Street  
Bury St. Edmunds IP33 1RL  
+44 (0) 1284 765 256  
bury@wlea.co.uk

### Newmarket

13 High Street  
Newmarket CB8 1RL  
+44 (0) 1638 765 256  
newmarket@wlea.co.uk

### Notting Hill

Caxton Gate, 32 Caxton Rd  
London W12 8AJ  
+44 (0) 207 221 8838  
nottinghill@wlea.co.uk

[www.wlea.co.uk](http://www.wlea.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.countrylife.co.uk](http://www.countrylife.co.uk)

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