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Residential sales, lettings & management



12 Swaffham Road
Burwell
Cambridge
Cambridgeshire
CB25 0AN

A truly rare opportunity offering tremendous scope to purchase a detached three bedroom bungalow, attractively located on a generous plot extending to over 1/4 acre (sts), positioned within this highly desirable village setting.

EPC: E

Guide Price: £429,950



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge, and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses, and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

A fantastic opportunity to acquire a substantial detached bungalow situated in a prime position a short distance from the village centre. The property would benefit from updating but offers tremendous potential for further development.

Situated on a generous mature plot understood to extend to over 1/4 acre (subject to survey), pleasingly set back behind a mature hedgerow and approached via a generous gated driveway, affording easy access and plenty of parking.

The bungalow itself offers spacious accommodation which would also lend itself to the possibility of extending (subject to permission), and includes: entrance hallway, 'L' shaped sitting/dining room, fitted kitchen, modern conservatory, 3 generous bedrooms, and shower room with separate wc.

With the benefit of an oil-fired central heating system, in detail the accommodation includes:

Entrance Hallway

With a uPVC entrance door, alcove, radiator, airing cupboard with wooden shelving and housing the hot water cylinder.

Sitting/Dining Room 6.71m (22') max x 4.16m (13'8") max

A pleasant airy 'L' shaped, triple aspect room, with a picture window to front aspect, two windows to side aspect, feature fireplace, serving hatch, radiator, TV and aerial points..

Kitchen 4.01m (13'2") x 2.24m (7'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps, four ring ceramic hob, extractor fan over, with a window to rear aspect, pantry cupboard with shelving and window to rear aspect. uPVC stable door to:

Conservatory

Part brick and double glazed modern conservatory, door opening to to side garden, French doors opening to rear garden area.

Bedroom 1 3.87m (12'8") max x 3.31m (10'10") max

With a bow window to front aspect, two built-in double door wardrobes, radiator.

Bedroom 2 3.61m (11'10") max x 3.46m (11'4")

With a window to the front aspect, alcove shelving, radiator.

Bedroom 3 3.22m (10'7") x 2.77m (9'1")

With a window to the rear aspect, radiator.

Shower Room

Fitted with a two piece suite comprising a large shower enclosure with sliding glass screen door, vanity wash hand basin with taps, shelf, shaving mirror, window to rear aspect.



WC

With a low level wc, window to rear aspect.

Outside

The property is set back from the road and is approached via a gated gravel driveway. There is also a pedestrian gate with a pathway leading to the front door and pedestrian gate leading from the side to the expansive enclosed rear garden area. There is a single garage and a timber potting shed, an external wall mounted oil-fired boiler and oil tank.

Services

Mains water, drainage and electricity are connected.

Tenure

The property is freehold.

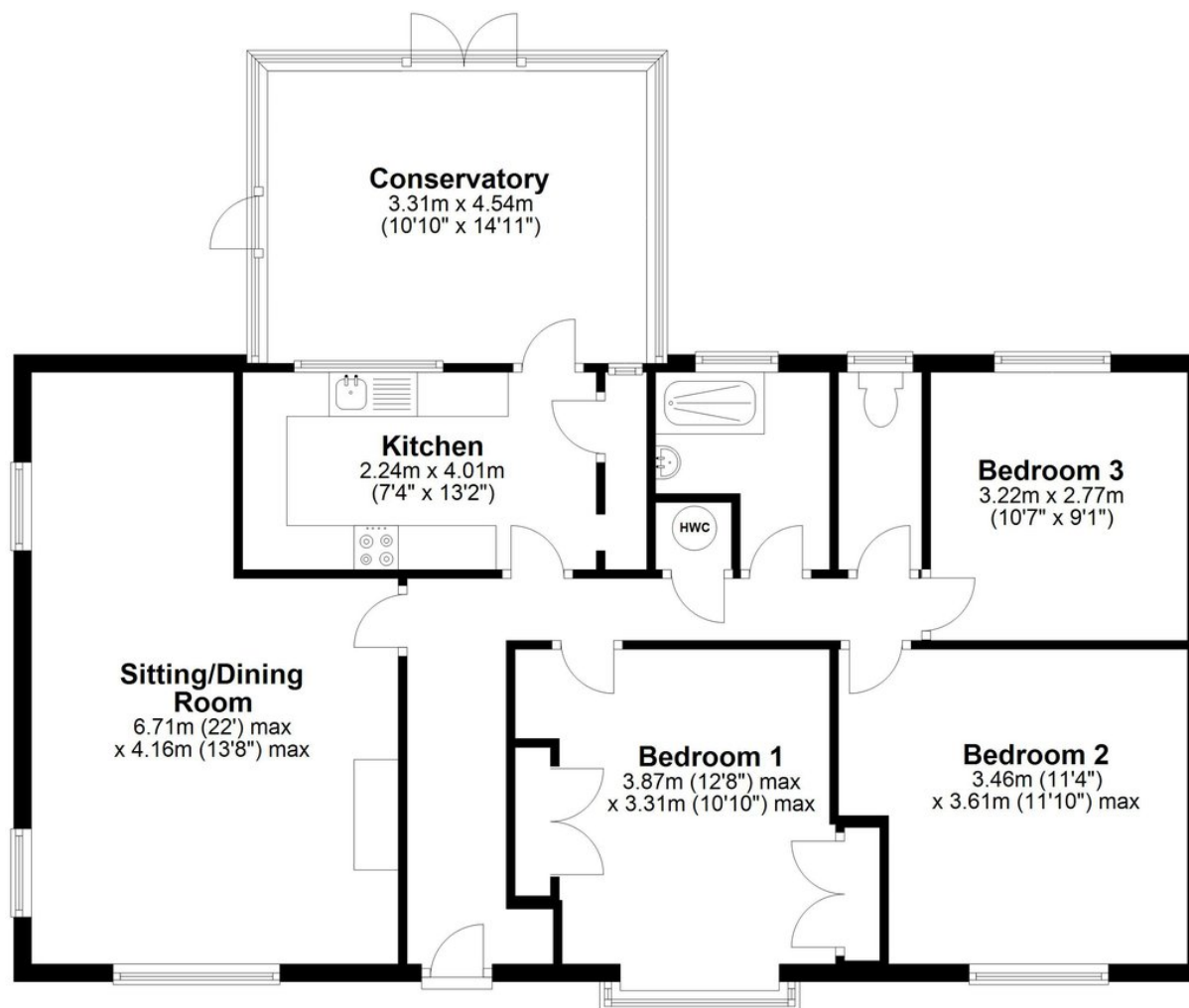
Council Tax Band:D

East Cambridgeshire District Council

Viewing

Strictly by prior arrangement with Pocock & Shaw.
KLS

Ground Floor



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested