

pocock & shaw

Residential sales, lettings & management



28 Silver Street
Burwell
Cambridgeshire
CB25 0EF

A superb opportunity to purchase a detached bungalow, occupying a prime position and only a few minutes walk from the village centre. The property offers tremendous scope and includes: sitting room, kitchen, garden room, utility room, 2 double bedrooms and a shower room. Outside includes a car port, parking and well established gardens. EPC:D

Guide Price: £310,000



Burwell is situated in pleasant countryside approximately eleven miles northeast 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 and Cambridge North into London Liverpool Street and King Cross Stations.

Ideally positioned near to the heart of this highly regarded and well served village, this versatile, two bedroom detached bungalow offers an abundance of potential to update and improve.

With a spacious triple aspect sitting room, fitted kitchen, boot room/inner hallway leading to the garden room, separate utility room and WC, two generous bedrooms, good size shower room. Benefiting from established front and rear gardens, driveway, carp port and parking, and with the added benefit of no onward chain.

With a gas fired radiator central heating system, and many double glazed doors and windows, in detail the accommodation comprises:-

Entrance lobby / Boot room

With a window to the front aspect, two windows to side, window to rear, door to:

Kitchen 3.80m (12' 6") x 3.77m (12';5") max

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with double draining board, stainless steel taps and tiled splashbacks, space for fridge, freezer, washing machine and tumble dryer, built-in electric double, four ring electric hob with extractor hood over, with a window to the side aspect.

Inner Hallway

Providing access to loft space, radiator, fuse board.

Sitting Room 6.68m (21'11") x 3.92m (12'10")

A large space with triple aspect windows to front and sides, feature fireplace, two double radiators.

Shower Room 2.73m (9') x 1.89m (6';2")

Fitted with a three piece suite comprising large shower base, shower curtain rail, shower over, grab rails, hand wash basin with taps, low level WC, grab rails, with two windows to side aspect, radiator.

Bedroom 1 4.25m (13'11") x 3.15m (10'4")max

With a window to rear aspect, double radiator.

Bedroom 2 3.54m (11'7") x 3.19m (10'6")

With a window to rear aspect, large fitted wardrobe, double radiator.

Utility Room

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with drainer and taps. tiled splashbacks, space and plumbing for washing machine.

Garden Room

An interesting and useful L shaped room, with a window to front aspect, window to side and window to rear, door to rear garden.:

Cloakroom

Fitted with a low level WC, radiator, window to rear aspect.

Outside

Mature established front garden with a variety of mixed plants and trees, small brick wall and wooden timber panelled fence to front and side. Block paved driveway providing vehicular access, driveway leading to carport providing ample parking. Gated side pathway leads to rear garden area laid mainly to lawn, with shrub and hedging borders The enclosed rear garden is planted with a variety of various mixed plants and trees, timber panelled fencing to rear and side, paved pathway, wrought iron side gate.

Services

Mains water, gas 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
Approx. 106.9 sq. metres (1151.2 sq. feet)



Total area: approx. 106.9 sq. metres (1151.2 sq. feet)

pocock & shaw
Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire
Tel: 01638 668 284
Email: burwell@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

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