



Parsonage Close, Burwell

Pocock + Shaw

5 Parsonage Close  
Burwell  
Cambridgeshire  
CB25 0ER

Surprisingly spacious and superbly located three bedroom link detached bungalow, delightfully positioned overlooking Parsonage Green and only moments from the village centre.

With the distinct advantage of no onward chain, viewing is essential.  
EPC: D

Asking Price £355,000



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, Anglican and non conformist churches, 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's Cross Stations.

A deceptively spacious link detached bungalow nestled pleasingly amongst a cluster of similar homes and overlooking the protected Parsonage Close Green in a central, non estate and highly desirable village location. Providing generous single storey accommodation this very well presented bungalow enjoys rooms to comprise a large entrance hallway, attractive double aspect sitting room, kitchen, three good bedrooms and a modern fitted family shower room. The property enjoys a very private enclosed rear garden with a timber shed, complete with driveway, off road parking and a large integral garage.

With the benefit of a gas fired radiator heating system and double glazing, in detail the accommodation comprises:-

### Ground Floor

#### Entrance Hallway

With a uPVC part glazed entrance door, window to front aspect, two windows to rear aspect, double door opening to rear garden area, two doors entering into the garage area, door to storage room, carpet flooring.

#### Inner Hallway

Window to front aspect, radiator, door to storage cupboard, housing the hot water cylinder, door to further storage cupboard with useful shelving.

#### Sitting Room 4.86m (15'11") x 4.32m (14'2")

With a window to front and rear aspect, feature fireplace, serving hatch, radiator, wall mounted lights, carpet flooring.

#### Kitchen 4.45m (14'7") x 2.67m (8'9")

Fitted with a matching range of base and eye level units with worktop space over, wall mounted boiler unit with control panel, stainless steel inset sink unit with single drainer, mixer taps, tiled splashbacks, window to front and rear aspect, space for fridge & freezer, space for cooker, space for washing machine and dishwasher, radiator, carpet flooring.

#### Shower Room

Fitted with a three piece suite comprising recessed tiled double shower enclosure with shower over and glass screen, pedestal wash hand basin with taps, tiled splashback, low-level WC, with a window to side aspect, recessed shelving, tiled flooring, radiator.

#### Bedroom 1 4.60m (15'1") x 3.16m (10'4")

With a window to rear and side aspects, radiator, carpet flooring.

#### Bedroom 2 3.35m (11') x 2.10m (6'11")

With a window to side aspect, radiator, carpet flooring.

#### Bedroom 3 3.36m (11') x 2.11m (6'11")

With a window to side aspect, radiator. carpet flooring.

#### Garage

Integral garage with 2 side pedestrian doors, power and light connected, with a window to rear, electric up and over roller door.

#### Outside

The property is set back from the road behind a garden laid mainly to lawn with a paved driveway leading to the garage and front door, outside light.

The rear fully enclosed garden is laid mainly to lawn with an array of border plants and shrubs, paved patio area, timber garden shed.

#### Tenure

The property is freehold.



### Services

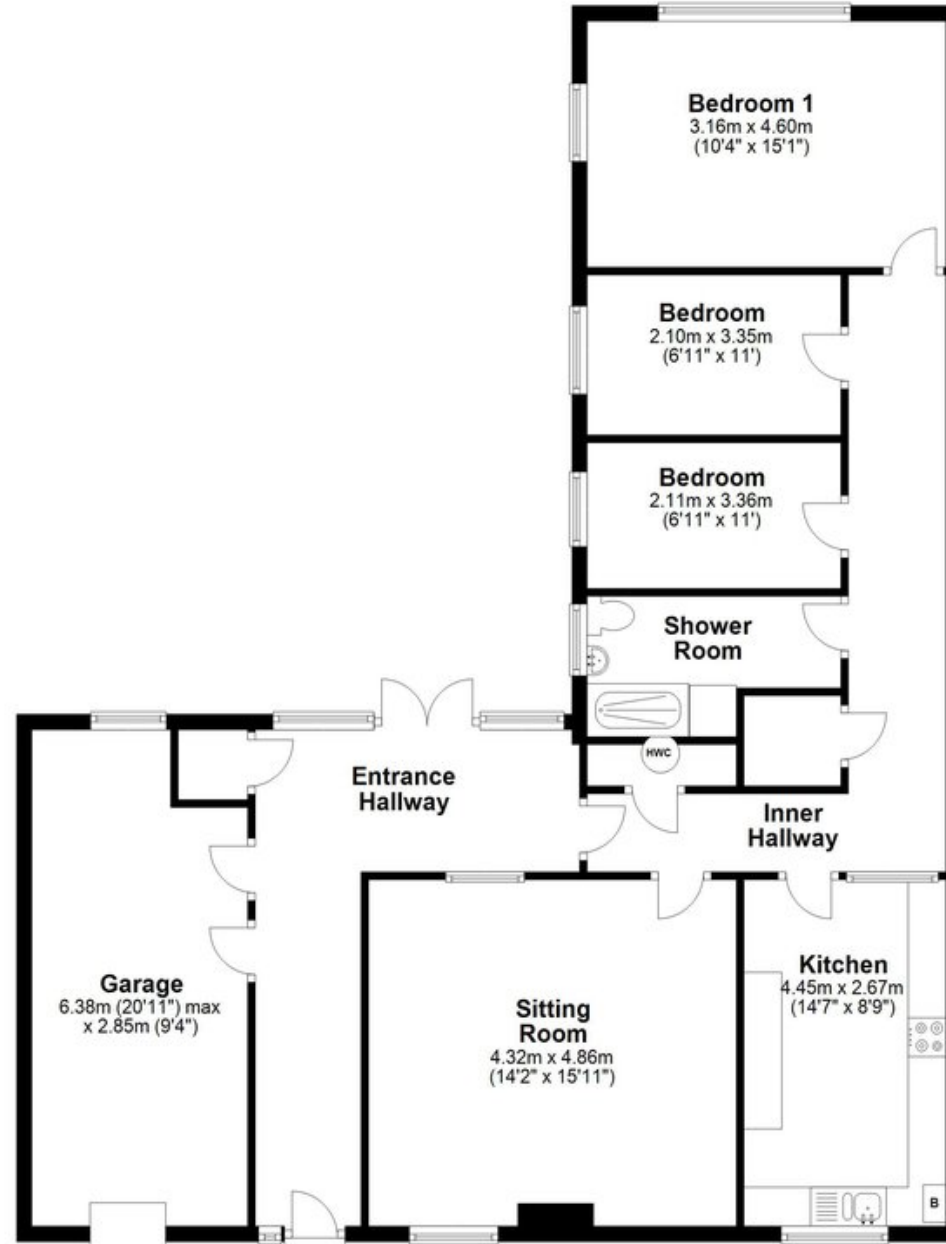
Mains water, gas, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area.

**Council Tax Band:** D East Cambs District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS



### Ground Floor



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

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