



Parsonage Close, Burwell

Pocock + Shaw

5 Parsonage Close
Burwell
Cambridgeshire
CB25 0ER

A deceptively spacious 3 bedroom bungalow situated in a sought after residential area and offered with no chain. The property is well presented and benefits from a large double aspect open plan living room/dining room, a modern fitted kitchen and a useful enclosed outer hallway. Additional features include a garage and off road parking and a private enclosed west facing garden.

Asking Price £329,000



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.

Accommodation

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 a conservation area. The property is in a low flood risk area.

EOC rating D

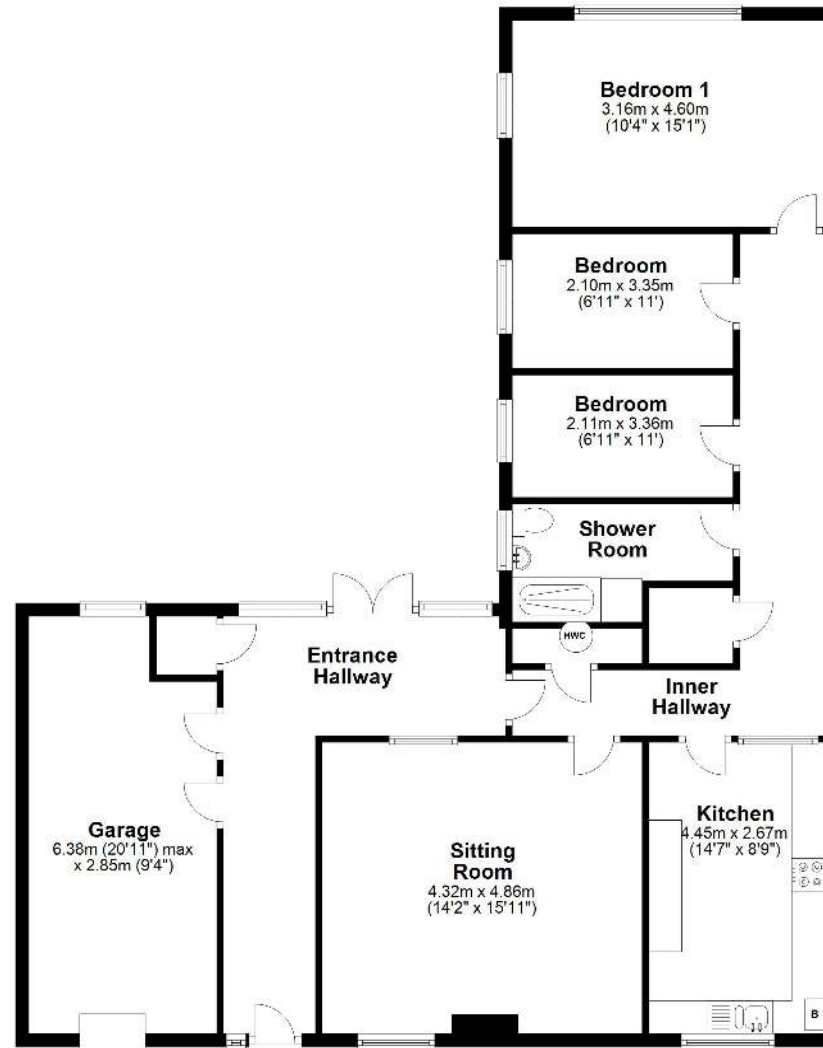
Council Tax Band: D East Cambs District Council

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

