



Bewicks Mead, Burwell, Cambridgeshire.

Pocock + Shaw

6 Bewicks Mead
Burwell
Cambridge
Cambridgeshire
CB25 0LW

A modern, superbly presented two bedroom detached bungalow pleasingly positioned in an enviable and convenient central cul-de-sac location amongst a cluster of similar homes and close to local amenities.

Rarely available, an early viewing is advised. EPC:C

Guide Price £319,000



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, Anglican and non conformist churches, post office, 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, Cambridge North. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

This beautifully presented two-bedroom detached bungalow offers a modern and airy living space. Situated in a central cul-de-sac surrounded by similar properties, it boasts a convenient location close to excellent local amenities.

This versatile property has been cleverly planned to provide accommodation to include an entrance porch, dining room/study, attractive bay fronted double aspect sitting room, modern fitted kitchen, two generous bedrooms, both with fitted wardrobes and an ensuite shower room to the master, plus a family bathroom.

Externally the property offers a delightful fully enclosed rear garden, driveway providing off road parking and a double door single garage.

With a gas fired central heating system, uPVC sealed unit double glazing, this property provides a spacious and pleasing environment for comfortable living.

Entrance porch

With a uPVC sealed unit double glazed entrance door, window to front, radiator, door leading to:

Study / dining room 3.18m (10'5") x 2.49m (8'2")
With a window to front aspect, radiator, storage cupboard housing the wall mounted combination boiler.

Inner hallway

Access to loft space, radiator, fitted carpet.

Sitting Room 4.20m (13'9") x 3.18m (10'5")
A lovely double aspect room with a large bow window to the rear overlooking the garden, feature fireplace, double radiator, carpet flooring TV and aerial points, glazed door to side leading to patio area and garden at rear.

Kitchen 3.15m (10'4") max x 2.20m (7'3")
Fitted with matching base and eye level units with worktop space over with underlighting and drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing & space for dishwasher & washing machine, space for fridge/freezer, electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, with a window to side aspect, radiator, laminate flooring.

Master Bedroom 4.08m (13'5") x 2.79m (9'2")
With a picture window to rear aspect, fitted storage cupboard, radiator, fitted carpet, door to:

En-suite Shower Room
Fitted with three piece suite comprising recessed tiled shower enclosure with shower over, matching shower base and folding screen, low-level WC and extractor fan, wall mounted mirror, shaver light, part tiled walls, window to side aspect

Family bathroom
Fitted with three piece suite comprising bath with mixer taps, pedestal wash hand basin with mixer taps, tiled splashback, mirror and shaver light, extractor fan, low-level WC, radiator, velux skylight window.

Bedroom 2.95m (9'8") x 2.79m (9'2")
With a window to front aspect, radiator, double door storage cupboard, fitted carpet.

Outside
To the front, shingle driveway to the side leading to garage and providing off-road parking with a foot path leading to front door.



To the rear of the property is a well maintained enclosed garden laid mainly to lawn with a variety of plants, shrubs and trees, wooden timber panelled fencing, paved sun patio with seating area.

Garage

To the side of the home is a single garage with metal up and over door to front and rear, light and power.

Tenure

The property is freehold.

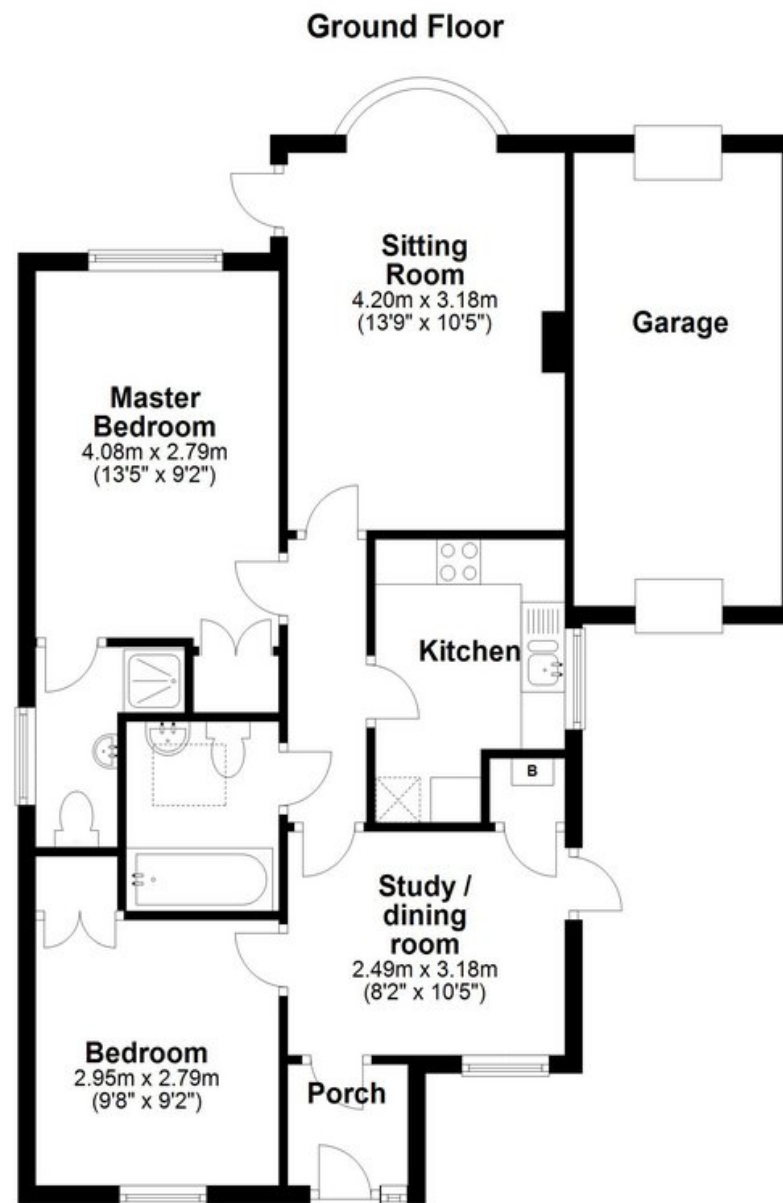
Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: D

East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. KS



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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