



Hawthorn Way, Burwell

Pocock + Shaw

42 Hawthorn Way
Burwell
Cambridgeshire
CB25 0DQ

Outstanding, stylishly presented and cleverly extended three bedroom semi-detached family home.

Attractively positioned and set within a generous plot. Boasting a superb garden studio/gym, complimented by a driveway providing ample off road parking.

Offers in excess of £350,000



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, 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.

Entrance Hallway

With an entrance door, wood effect flooring, doors to:

Inner Hallway

With a window to front aspect, stairs rising to the first floor, understairs storage cupboard, doors to:

Sitting Room

With a window to front aspect, double doors to the rear, wood burner stove, feature brick fireplace and surround, fitted carpet, radiator.

Kitchen / Diner

Fitted with a splendid matching range of base and eye level units, with workspace over, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated larder fridge, integrated dishwasher, electric point for cooker, built in eye level double oven with integrated microwave oven, four ring induction hob with extractor hood over, with a window to rear aspect, breakfast bar. Cupboard housing the wall mounted gas fired boiler serving the central heating system.

Utility room

A light and spacious area fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer, plumbing and space for washing machine and tumble dryer, double door storage cupboard, skylight velux window, door leading to the rear, radiator.

Bathroom

A delightful light and airy space fitted with a three piece suite comprising of an oval shaped corner bath with glass screen and shower over, wash hand basin in vanity unit, with mixer taps and storage under, wall mounted storage cupboard, low level WC, heated towel rail, tiled flooring, a window to rear and a window to front aspects.

First Floor Landing

Fitted carpet flooring, window to front aspect, access to loft space, doors to:

Bedroom 1

With a window to front and rear aspects, large fitted double door wardrobe, fitted carpet, radiator.

Bedroom 2

With a window to rear aspect, carpet flooring, storage cupboard housing the hot water cylinder, fitted wardrobe, radiator.

Bedroom 3

With a window to front and a window to rear aspects, storage and vanity unit, carpet flooring, radiator.

1st Floor Cloakroom

Fitted of a matching hand wash basin and a low level WC.

Outside, Front

The property is set pleasing back from the road behind a shingle driveway providing off road parking for several vehicles, with gated access to the rear garden area.

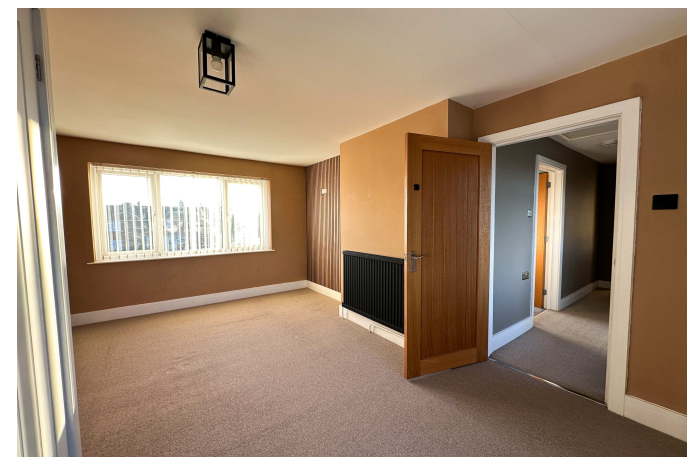
Rear garden

The generous rear garden is approx. 17 meters long, laid mainly to lawn, impressive patio area, wooden pagoda with power and outside lighting, out side tap, incredibly versatile gym/garden studio, measuring approx. 4.5m x 4.5 m, with power and light connected.

Services and Tenure

Mains water, gas drainage and electricity are connected.

The property has a registered title.



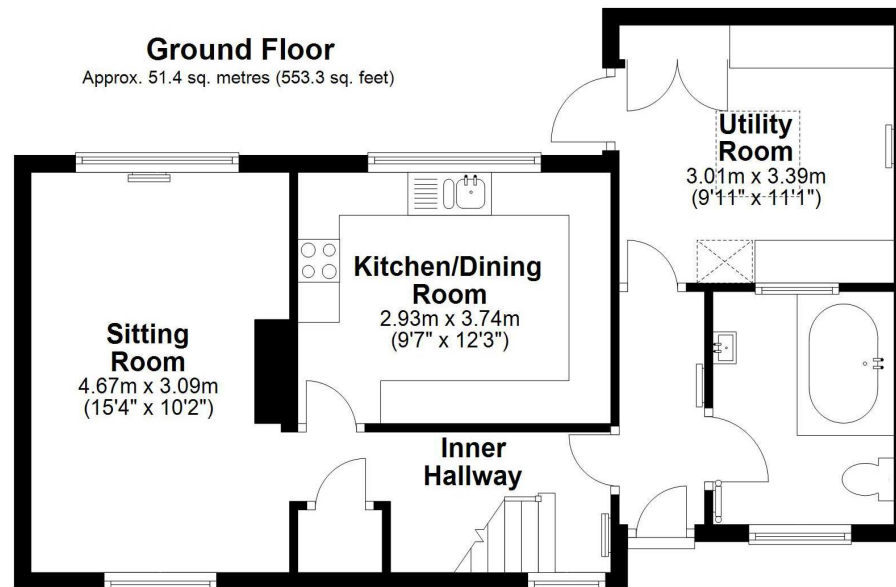
The property is freehold.
 The property is standard construction.
 The property is not in a conservation area and is in a very low flood risk zone.
 Council Tax Band: C,
 East Cambridgeshire District Council.
 Mobile coverage available with the four major providers.
 Broadband: Basic, 18 Mbps. Superfast, 67 Mbps.
 Viewings: By prior arrangement with Pocock + Shaw.
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Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

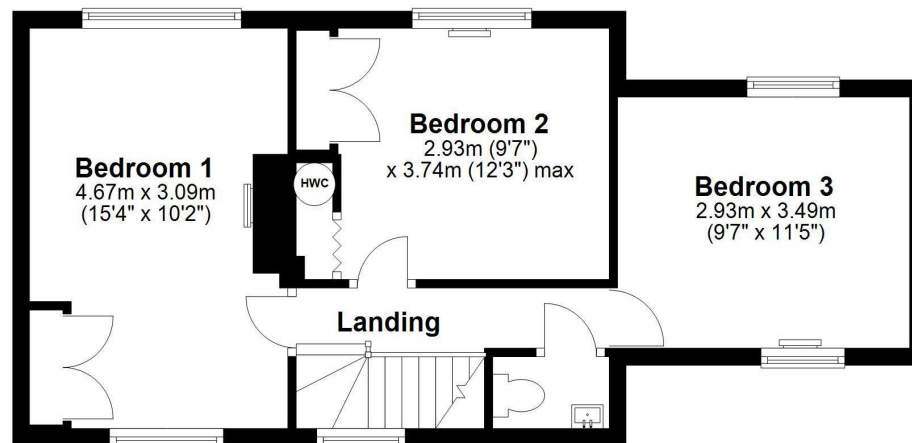
Ground Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



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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