



Kingfisher Drive, Burwell, Cambridgeshire

Pocock + Shaw

23 Kingfisher Drive
Burwell
Cambridgeshire
CB25 0BS

A modern 2 bedroom house delightfully situated at the head of a no-through road and with attractive views over an open green and woodland adjoining Weirs Drove. The property is offered with no chain and benefits from a generous double aspect living room/dining room, a fitted kitchen and a ground floor cloakroom. Features include 2 double bedrooms and a shower room on the first floor and a garage and parking space located nearby.

Guide price £295,000



Location 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.

Accommodation

Entrance hall with a part glazed entrance door, wood effect flooring.

Cloakroom with a hand basin and low level WC, tiled flooring and part tiled walls.

Kitchen with a range of fitted base and wall mounted units, worktops and inset sink and drainer, integrated stainless steel oven and grill with 4 burner gas hob and extractor hood over, integrated fridge/freezer, tiled effect flooring.

Living room/ dining room a double aspect room with stairs leading to the first floor and a pair of French doors leading to the garden.

First floor landing

Bedroom 1 with fitted wardrobes.

Bedroom 2 with built in cupboard.

Shower room with a walk in shower cubicle, hand basin and low level WC, tiled walls and flooring, sun tunnel providing a natural light source.

Outside The property stands in a delightful position at the far end of the development adjoining an attractive open green and with aspect over established wooded areas and down to Weirs Drove.

To the front of the property is a small garden area with an established low level hedge and a paved pathway leading to the front entrance door. There is a garage and a parking space which is the middle one of three located to the right of the adjoining house, number 21.

At the rear of the house is an enclosed garden laid to lawn with shrub borders, a paved patio area and a pedestrian gate to the side.

Services and tenure

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

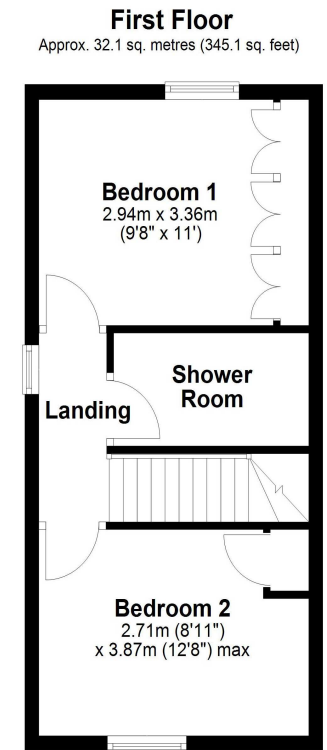
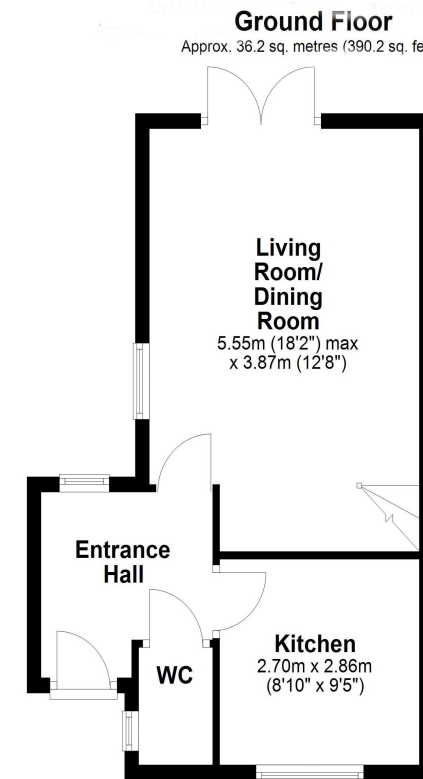
Internet connection, basic: 17Mbps, Superfast 76Mbps, Ultrafast: 57Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

Council Tax B East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

