



**4 Woodside Meadows, Weirs Drove
Burwell, Cambridgeshire CB25 0BP
Guide Price £280,000**

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A superbly appointed, newly constructed 50 x 20ft Willerby Charnwood park home, nestling within this new development by local owner Turners Parks Group. Located upon the fringes of Burwell village surrounded by open fields and opposite Priory Wood, Woodside Meadows is a gated community for the over 50's.

Offering modern living, contemporary style and quality finish throughout 4 Woodside Meadows is built to BS3632 standard. Enclosed garden, block paved driveway and shed with ducting for electricity.

Phase one of Woodside Meadows now released for reservation, prices from £240,000 - £315,000 please contact us for more information and availability.

Council Tax Band: A

Accommodation Details

Entrance Hall

Carpeted throughout, two storage cupboards (one with heater).

Lounge 21'9 x 10'8 (6.63m x 3.25m)

Large box bay windows to front & side aspect, feature electric fireplace, 3 seater sofa & 2 armchairs, co-ordinating coffee table & TV unit, neutral coloured carpet.

Dining Area 11'7 x 8'4 (3.53m x 2.54m)

4 seater extendable dining table & matching chairs, neutral coloured carpet, radiator, windows to the side aspect, French doors opening out onto the rear garden.

Kitchen 8'4 x 8'2 (2.54m x 2.49m)

Fitted with a range of base and high level units in neutral colour and wood effect worktops, sink with mixer tap over, 4 burner gas hob with extractor over, integrated appliances to include oven, 50/50 fridge freezer and dishwasher, wood effect flooring, leading through to:

Utility 8'4 x 6'6 (2.54m x 1.98m)

Range of cupboards with shelves, integrated washing machine, worktop space, rear entrance door.

Bedroom 1 12'0 x 9'5 (3.66m x 2.87m)

Fully furnished with double divan bed, curtains and bedside tables, modern chest of drawers, walk through dressing area with fitted wardrobes, door to Ensuite, window to the rear aspect.

Ensuite 9'5 x 5'3 (2.87m x 1.60m)

With WC, vanity unit hand wash basin with mirror above and rectangular walk in shower, heated towel rail, obscured window to the rear aspect.

Bedroom 2 10'1 x 9'5 (3.07m x 2.87m)

Fully furnished with double divan bed, bedside tables & curtains, chest of drawers and walk in wardrobe, window to the front aspect, radiator.

Bathroom 6'3 x 6'2 (1.91m x 1.88m)

Suite comprising low level WC, hand wash basin with vanity unit under and bath with shower, large mirror, heat towel rail, obscured window to the front aspect.

Outside

Garden space turfed with patio area, two 3 x 6 metre block paved parking spaces, 5 x 7ft metal storage shed with electric ducting, outside socket and tap.

Agents Notes

Age: 50+

50ft x 20ft

On site resident meeting facility with landscaped gardens, due for completion Autumn 2023. Informal footpaths around ponds on site.

Council Tax: £1,346.60 per annum

Electricity: Payable direct to supplier of resident choice

Gas: Calor Gas bulk tank metered and recharged by Park Owner

Water: Payable direct to Anglian Water
Sewage: No charge, on site sewage treatment plant

Maintenance Team: Yes to look after communal areas

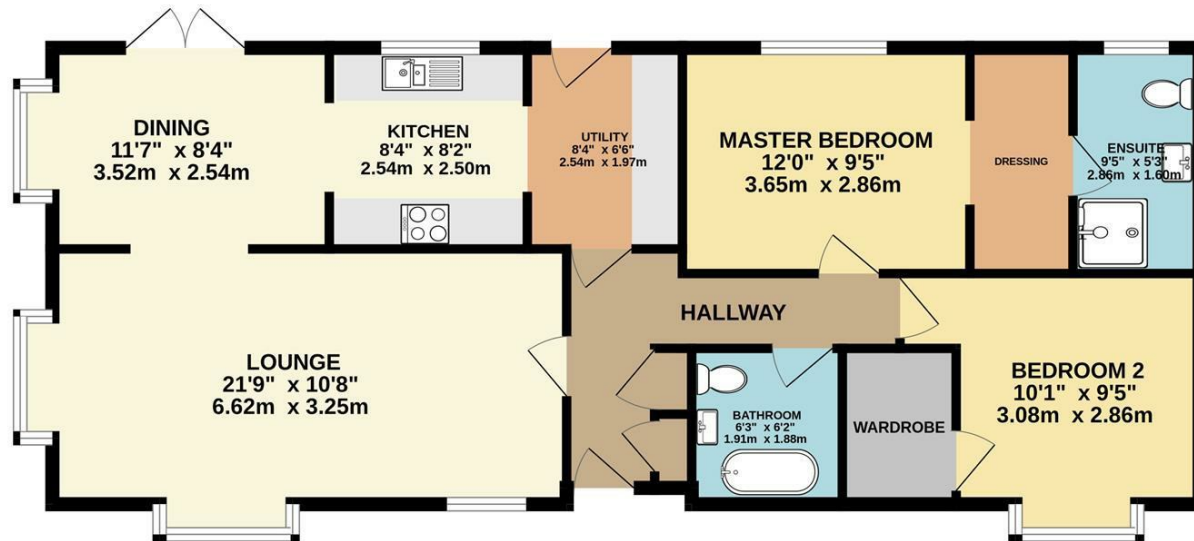
Pets: 2 in total allowed

Pitch Fee: £250 per calendar month

Gated Entrance

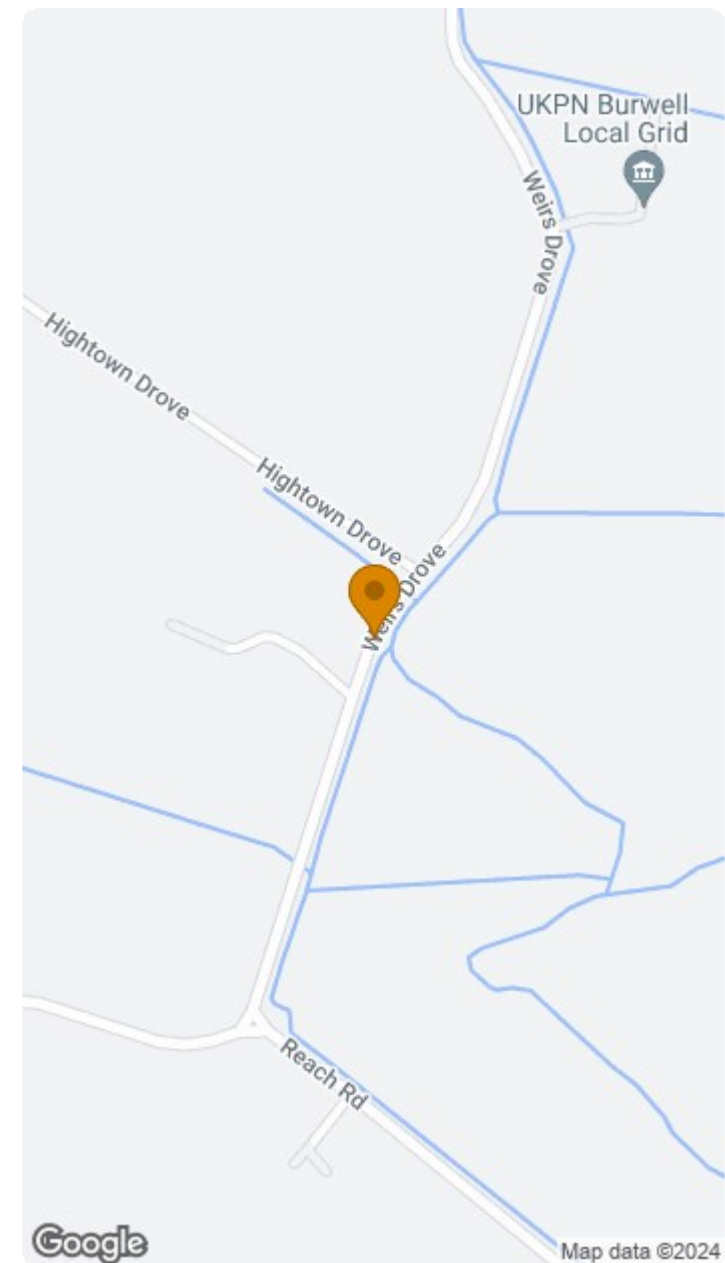


GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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