



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

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A superbly appointed, newly constructed 46 x 22ft Oakgrove Clarendon 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 a high quality finish throughout 1 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

Access to roof space, storage cupboard with shelving and radiator, wood effect flooring, doors through to:

Sitting/Dining Room 22'0 x 19'11 (6.71m x 6.07m)

Triple aspect room with box bay windows to the front, side and rear, feature modern electric fireplace with smartphone control, television aerial connection point, radiators, neutral coloured carpeted flooring, 3 seater & 2 seater sofa with matching scatter cushions, nest of tables, carpeted flooring.

Dining Area - With window to the front aspect, 6 seater modern dining table & matching chairs, wood effect flooring, radiator.

Kitchen 9'9 x 8'6 (2.97m x 2.59m)

Fitted with a modern range of gloss and metallic effect base and high level units with stone worktops over, undermounted sink with drainer and mixer tap, 4 burner black glass hob with extractor over, integrated appliances to include oven and grill, microwave, fridge freezer and dishwasher, tiled splashbacks, wood

effect flooring, radiator, window to the rear aspect, leading through to:

Utility 5'11 x 5'7 (1.80m x 1.70m)

Fitted with a range of full height gloss cupboards with shelves, integrated washer/dryer, rear entrance door.

Master Bedroom 10'8 x 10'1 (3.25m x 3.07m)

Fully furnished with king size bed, curtains and matching scatter cushions, chest of drawers, radiator, carpeted flooring, window to the front aspect, walk through dressing area with fitted wardrobes leading to:

Ensuite 6'11 x 5'7 (2.11m x 1.70m)

Suite comprising low level WC, vanity unit with hand wash basin and illuminated mirror above and quadrant shower, part tiled walls, heated towel rail, tiled flooring, obscured window to the rear aspect.

Bedroom 2 11'4 x 9'9 (3.45m x 2.97m)

Fully furnished with double divan bed, fitted wardrobe and chest of drawers, radiator, carpeted flooring, window to the rear aspect.

Bathroom 7'7 x 5'11 (2.31m x 1.80m)

Suite comprising fitted WC and hand

wash basin with storage underneath, stone worktop and large mirror over, bath with shower over and glass screen, alcove shelving, tiled flooring, heated towel rail, part tiled walls, obscured window to the front aspect.

Outside

Garden space turfed with patio area, two block paved parking spaces, metal storage shed.

Agents Notes

Age: 50+

46ft x 22ft

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

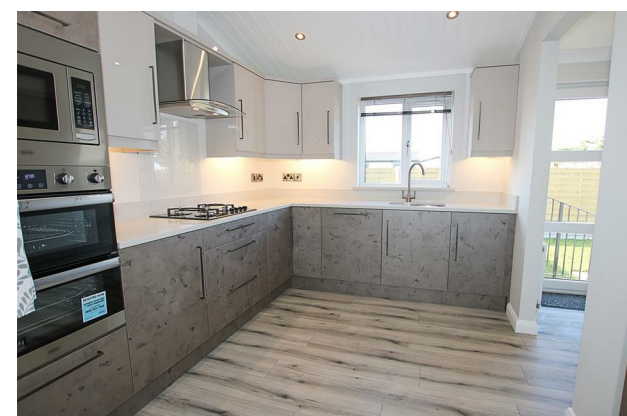
Water: Payable direct to Anglian Water
Sewage: No charge, on site sewage treatment plant

Maintenance Team: Yes to look after communal areas

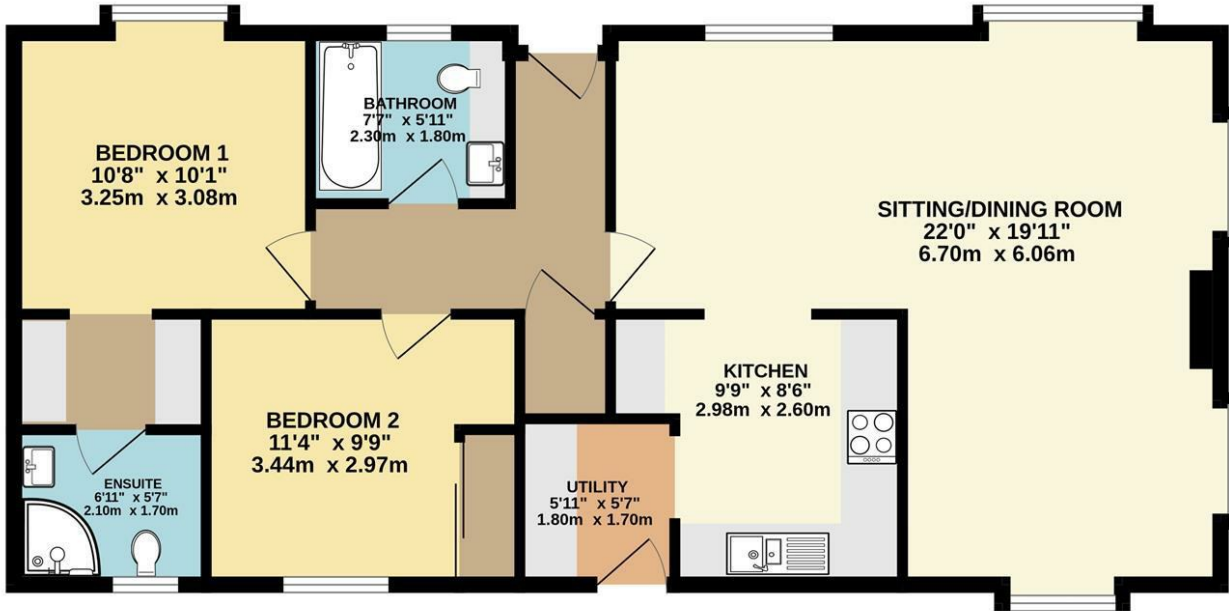
Pets: 2 in total allowed

Pitch Fee: £250 per calendar month

Gated Entrance

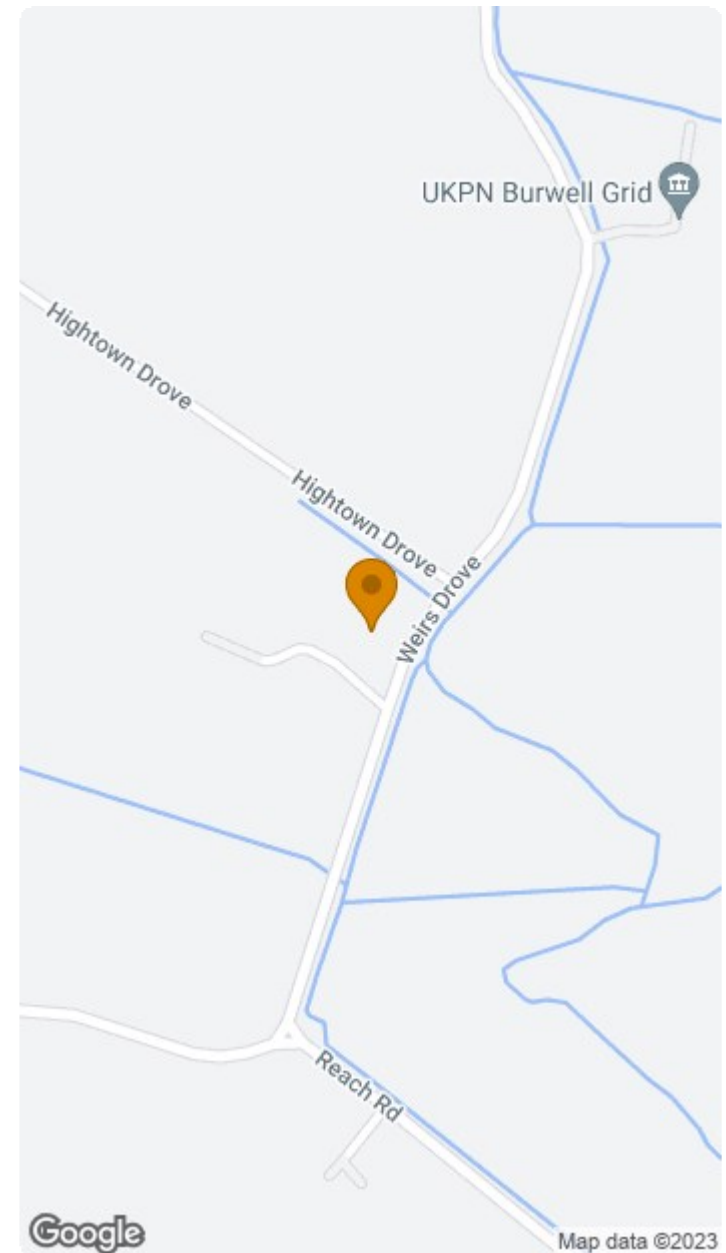


GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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