



**8 Woodside Meadows, Weirs Drove
Burwell, Cambridgeshire CB25 0BP
£240,000**

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A superbly appointed, newly constructed 36 x 20ft Omar Image 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, this home is perfect for someone who is looking for a great value modern home ready to move straight into.

Comprising accommodation including open plan kitchen/diner, sitting room, two double bedrooms (dressing room and Ensuite to master) and bathroom.

Enclosed garden, block paved driveway and shed with ducting for electricity.

Council Tax Band: A

Accommodation Details

Dining Room 11'4 x 9'2 (3.45m x 2.79m)

Four seater dining table & matching chairs, carpeted flooring, radiator, box bay window to the front aspect.

Kitchen 11'4 x 9'7 (3.45m x 2.92m)

Fitted with a range of base and high level units in attractive grey finish, grey worktops and upstands, stainless steel sink with drainer and mixer tap, 4 burner black glass hob with extractor over and stainless steel splashback, integrated appliances to include oven, fridge freezer and dishwasher, storage cupboard housing boiler, rear entrance door, wood effect flooring, box bay window to the rear aspect.

Sitting Room 18'10 x 8'11 (5.74m x 2.72m)

Dual aspect room with box bay windows to the front and side, feature modern electric fireplace with alcove shelving, television aerial connection point, radiators, neutral coloured carpeted flooring, 1 x 2 seater sofa, with matching scatter cushions, 1 x 3

seater sofa with matching scatter cushions, co-ordinating coffee table and console table.

Master Bedroom 9'2 x 8'0 (2.79m x 2.44m)

Fully furnished with double bed, bedside tables, curtains and matching scatter cushions, radiator, carpeted flooring, box bay window to the front aspect.

Dressing Room 3'8 x 2'9 (1.12m x 0.84m)

Walk through dressing area with fitted wardrobes to both sides, leading through to:

Ensuite 6'1 x 5'5 (1.85m x 1.65m)

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

Bedroom 2 9'1 x 8'0 (2.77m x 2.44m)

Fully furnished with double bed, bedside tables, curtains and matching scatter cushions, wardrobe with drawers, dressing table & stool, radiator, carpeted flooring, box bay window to the rear aspect.

Bathroom 6'3 x 5'7 (1.91m x 1.70m)

Suite comprising low level WC, hand wash basin vanity unit with storage underneath and large mirror over and bath with shower over, heated towel rail, part tiled walls, obscured window to the front aspect.

Outside

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

Agents Notes

Age: 50+

36ft x 20ft

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

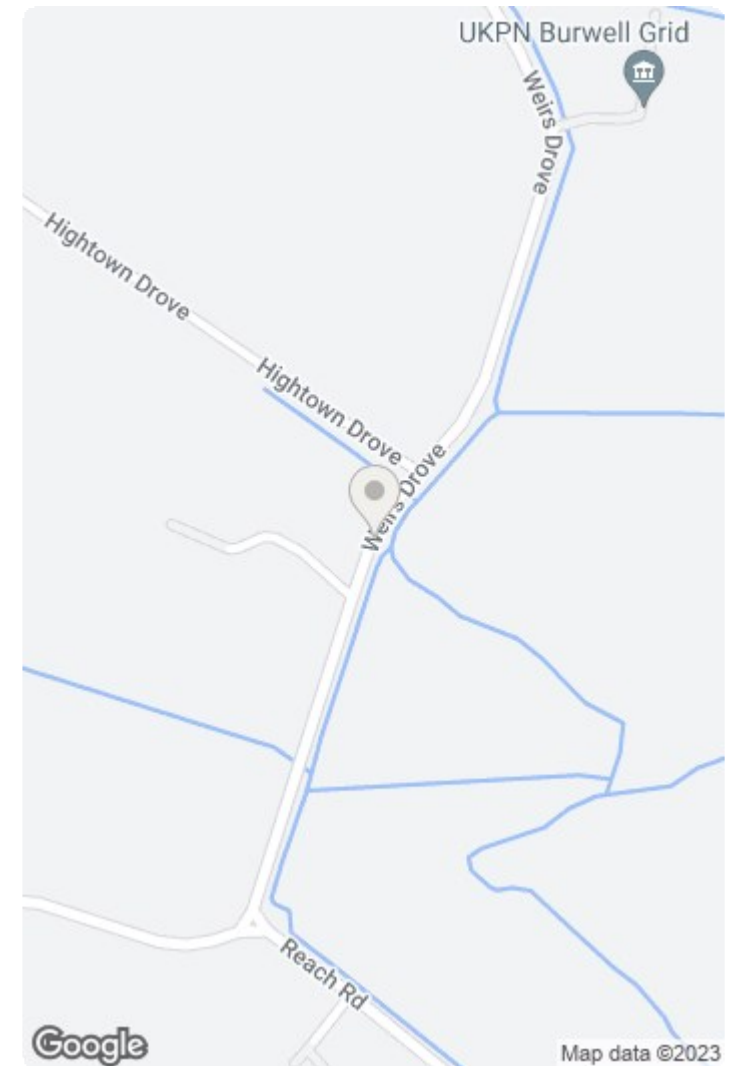
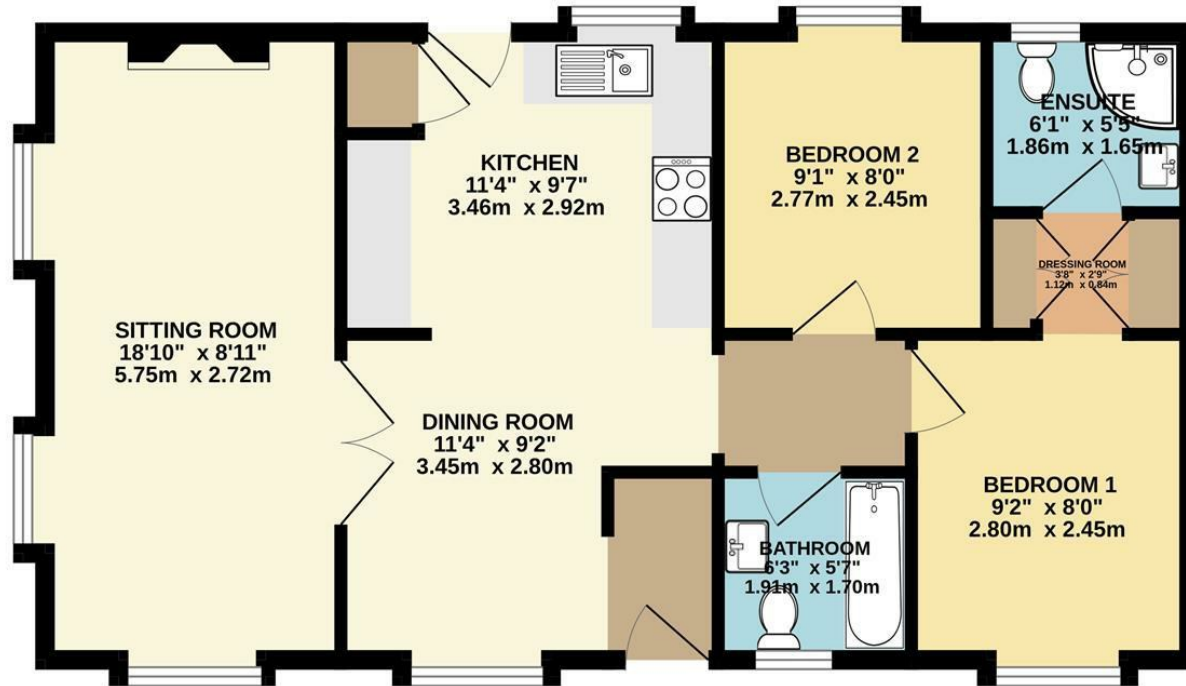
Pets: 2 in total allowed

Pitch Fee: £250 per calendar month

Gated Entrance



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Current	Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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