



Priory Close, Burwell CB25 0HW

Offers In Excess Of £325,000

MA

Morris Armitage

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Priory Close, Burwell CB25 0HW

A three-bedroom terraced home in the popular village of Burwell, extended to create superb accommodation.

The standout feature of this well-presented home is the fantastic kitchen/breakfast room, ideal for families or entertaining. It is fitted with stylish contemporary units, a breakfast bar, and integrated appliances, with bifold doors opening to the rear garden. Further accommodation comprises an entrance hall, living room, cloakroom, three bedrooms, and a refitted family bathroom. The property features double-glazed windows throughout and gas-fired central heating, with a recently installed boiler.

Outside, there are gardens at the front and rear. The front garden is laid to lawn, while the south-facing rear garden includes lawned, paved, and decking areas. There is a garage and off-road parking located at the rear of the property.

This property has been a fantastic family home for the current owners for many years. Having been significantly improved during their ownership, it now presents an opportunity for a new buyer to acquire a home in excellent condition.

Entrance Hall

Door to front aspect. Stairs to 1st floor.

Kitchen/Breakfast Room 17'2" x 15'7" (5.25 x 4.76)

Contemporary kitchen with built-in full height cupboards and a range of base level cupboards with composite work top over incorporating a breakfast bar seating area. Inset sink with mixer tap over and drainer. Integrated eye level double oven. Inset electric hob with extractor over and attractively tiled splash back. Integrated washing machine, dishwasher and fridge/freezer. Wood effect flooring. Radiator. Window overlooking rear aspect. Bi-folding doors leading to rear garden.

Living Room 12'10" x 11'10" (3.92 x 3.63)

Good size living room with opening leading to kitchen/dining room. Wood effect flooring. Window facing front aspect.

Cloakroom 8'7" x 2'10" (2.62 x 0.87)

White suite comprising of low level W.C. and handbasin.

Landing

Doors leading to all bedrooms, bathroom and airing cupboard.

Bathroom 7'4" x 7'1" (2.25 x 2.18)

Contemporary bathroom with white suite comprising of low level W.C., hand basin with mixer tap over and built-in vanity unit under, bath with wall mounted shower and glass screen. Attractively tiled walls. Wall mounted ladder style radiator. Obscured window overlooking rear aspect.

Bedroom 1 12'10" x 9'3" (3.92 x 2.84)

Double bedroom with window overlooking the front aspect. Radiator.

Bedroom 2 12'7" x 9'5" (3.86 x 2.88)

Single bedroom with window overlooking rear aspect. Radiator.

Bedroom 3 8'5" x 7'1" (2.58 x 2.18)

Single bedroom with window overlooking rear aspect. Radiator.

Outside - Front

Lawned area with pathway leading to front door.

Outside - Rear

Decking area leading from kitchen. Enclosed garden laid to lawn with patio area. Door leading to garage.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - tbc

Parking - Garage & off road parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,
1000Mbps download, 100Mbps upload

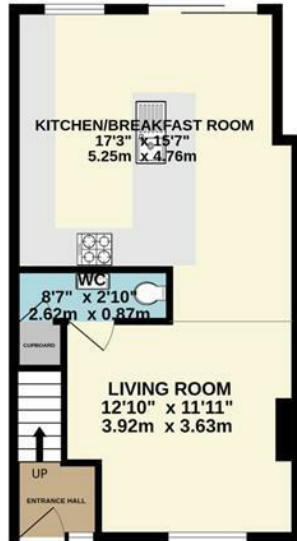
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

None that the vendor is aware of



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



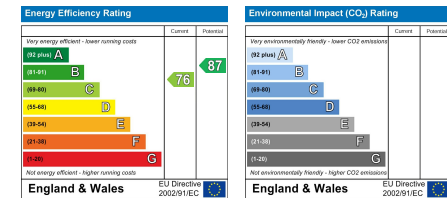
1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



8 PRIORY CLOSE

TOTAL FLOOR AREA: 975 sq.ft. (90.6 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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