



Poplars Close
Burwell, CB25 0ET
Offers In The Region Of £400,000

Poplars Close, Burwell, CB25 0ET

An established detached bungalow nestling within this highly regarded residential area and enjoying sizeable corner plot gardens.

The carefully planned accommodation includes spacious entrance hall, living room, kitchen/dining room, conservatory, two double bedroom and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers lovely and generous size gardens providing a good degree of privacy, garage and driveway. Ample room for 2 room extension without encroaching into the garden (subject to planning permission).

No chain – viewing highly recommended.

Accommodation Details:

Open porch and front entrance door leading through to the:

Entrance Hall

With two storage cupboards and door through to the:

Kitchen 15'0" x 11'10" (4.59 x 3.61)

Fitted with matching eye and base level storage units and wooden working surfaces over, tiled splashbacks, inset stainless sink and drainer with separate hot and cold tap over, space and plumbing for a fridge/freezer, electric oven, dishwasher and washing machine. Storage cupboard, wall mounted boiler, radiator and dual aspect windows to the rear.

Living Room 17'3" x 11'6" (5.28 x 3.52)

Spacious living room with featured fireplace and marble hearth, TV connection point, two radiators, wall lighting, windows to the front and side aspect.

Conservatory 22'8" x 13'7" (6.91 x 4.15)

Laid to carpet, windows surrounding. Doors leading through to the garage, rear garden and front of the property.

Bedroom 1 11'10" x 10'9" (3.61 x 3.30)

Double bedroom with built-in storage cupboard, radiator and window to the rear aspect.

Bedroom 2 10'9" x 9'8" (3.30 x 2.97)

Double bedroom with built-in storage cupboard, radiator and window to the front aspect.

Bathroom 5'9" x 5'4" (1.76 x 1.63)

With panelled bath, wash basin and window to the rear aspect.

WC 5'9" x 2'5" (1.76 x 0.76)

With low level WC and window to the rear aspect.

Outside - Rear

Immaculate rear garden with wrap-around paved patio area and step down on the grass area. Well stocked with a variety of vibrant shrubs and flowers, timber garden summer house, outdoor lighting and outdoor tap.

Outside - Front

Laid to lawn frontage, paved off-road parking, pathway leading towards the front entrance door and outside lighting.

Garage 16'8" x 8'11" (5.09 x 2.73)

Metal electric door. Power and lighting. Rear pedestrian door.

Property Information:

EPC - E

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 79 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

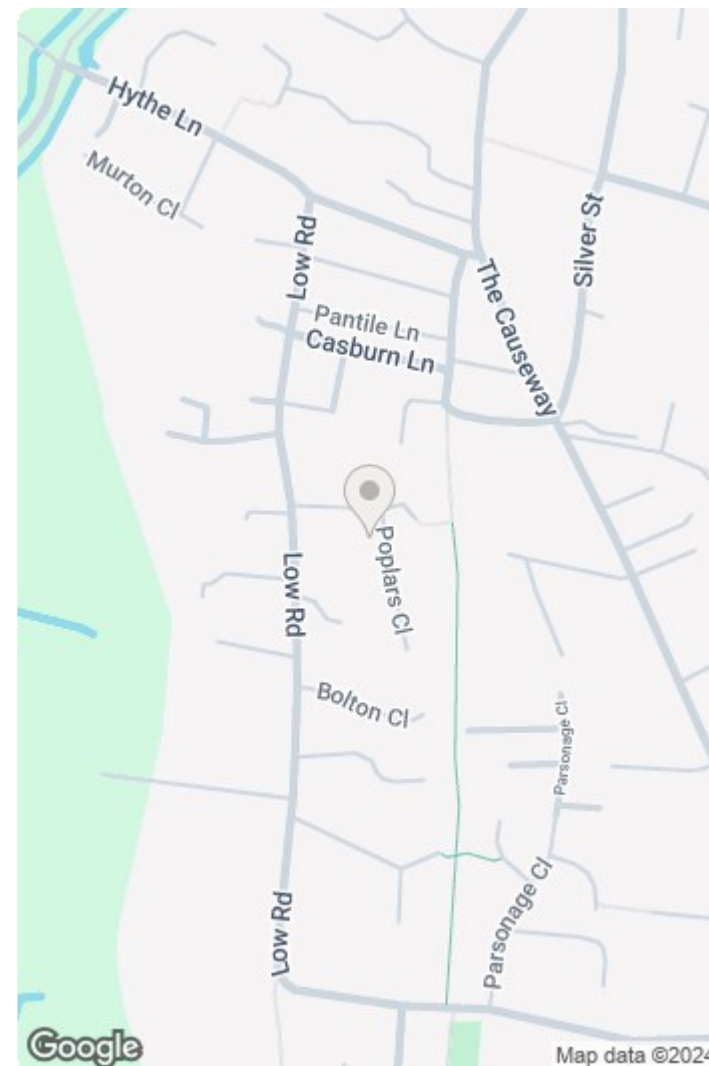
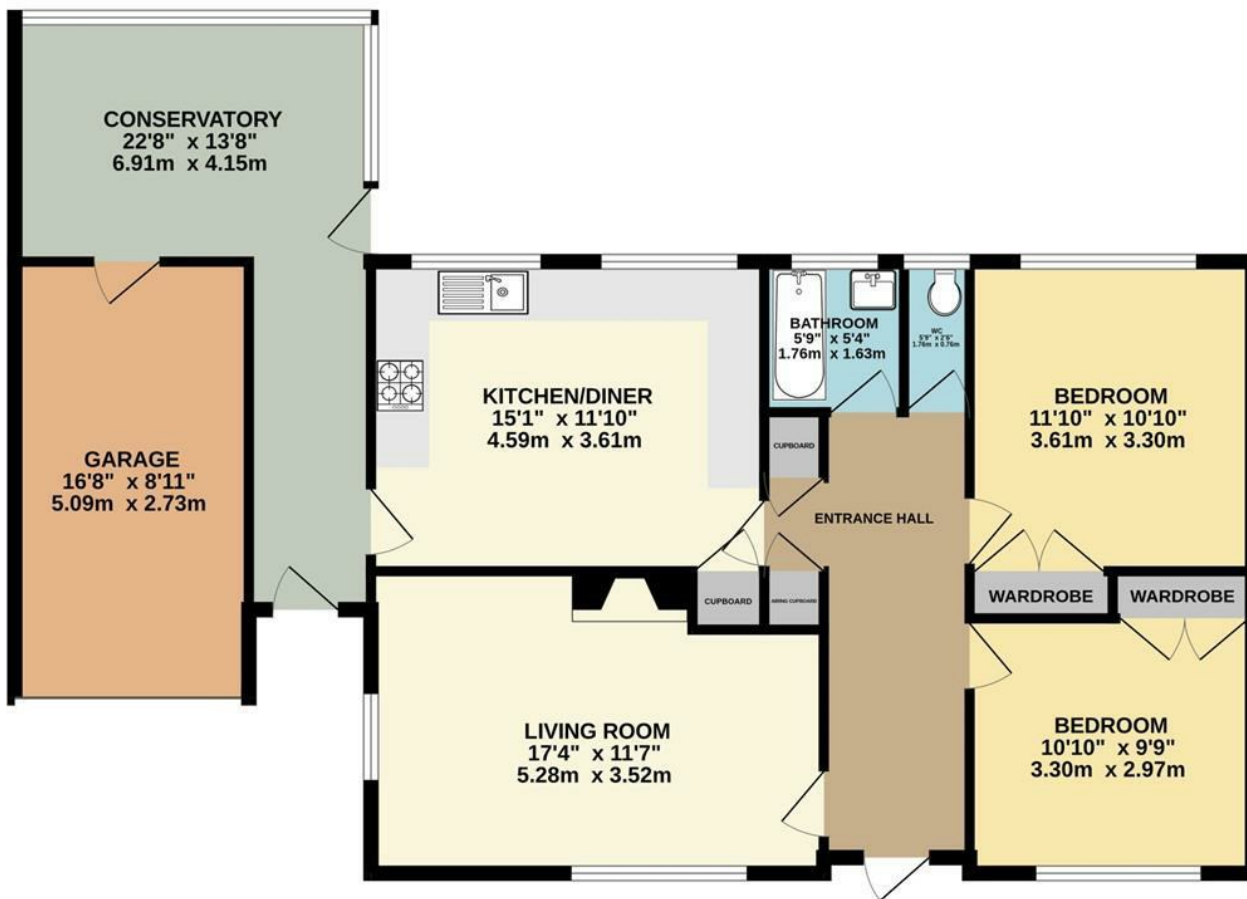
Broadband Connected - TBC

Broadband Type – Superfast available, 40Mbps download, 7Mbps upload

Mobile Signal/Coverage – Likely Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



4 POPLARS CLOSE
TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79	54		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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