



**Murton Close, Burwell CB25 0DT**

**Guide Price £335,000**

**MA**  
Morris Armitage  
01638 742461  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

A modern and detached bungalow superbly located at the end of this quiet and peaceful cul-de-sac and positioned in striking distance of an appealing mix of shops.

Recently improved and updated by the current owners, this property boasts accommodation to include entrance hall, living room/dining room, conservatory, refitted kitchen, two bedrooms and wet room/shower room.

Externally the property offers a fully enclosed garden, garage facilities and extensive gravelled driveway.

## Entrance Hall

Doors leading to kitchen, living room, both bedrooms and bathroom. Built-in storage cupboard. Radiator.

## Kitchen 9'8" x 9'3" (2.97m x 2.82m)

Modern kitchen with a range of eye and base level cupboards with wooden worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with electric hob above. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Dual aspect windows. Door to entrance hall.

## Living Room 16'11" x 10'7" (5.18m x 3.25m)

Spacious well presented living room with dual aspect windows and glazed door to conservatory. Charming ornamental fireplace with wooden mantel and tiled hearth. Radiator. Doors to conservatory and entrance hall.

## Conservatory 19'9" x 7'8" (6.02m x 2.35m)

Spacious room, offering a variety of uses. French doors to rear garden. Radiator. Internal windows to living room and kitchen. Glazed door to living room.

## Bedroom 1 12'7" x 10'2" (3.86m x 3.10m)

Spacious double bedroom with large window to side aspect. LVT wood flooring. Radiator. Door to entrance hall.

## Bedroom 2 10'4" x 8'11" (3.15m x 2.72m)

Well proportioned room with window to the front aspect. Radiator. LVT wood flooring. Door to entrance hall.

## Bathroom

### Outside - Front

Expansive gravel driveway leading to paved area and steps to front door. Access gate to the rear garden.

### Outside - Rear

Wrap around patio area to rear of the house. Lawned area. Access gate to the front.

## PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 58 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

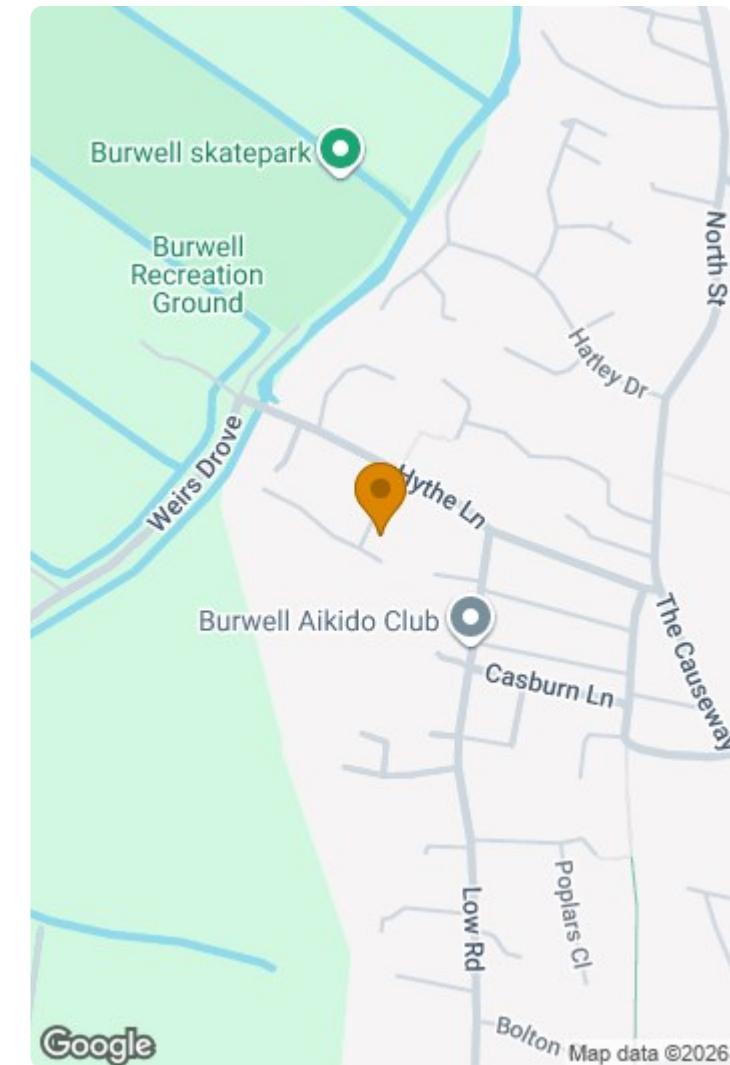
GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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