



Kingfisher Drive, Burwell, CB25 0BS

**CHEFFINS**



## Kingfisher Drive

Burwell,  
CB25 0BS

A 2 bedroom semi-detached modern property located in the sought after village of Burwell. The accommodation includes a dual aspect living room, a kitchen overlooking the garden, 2 bedrooms and a first floor bathroom. Outside features an enclosed rear garden with attractive rose bushes, a driveway and nearby garage.

### LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

2 1 1

Offers In Excess Of £250,000







## ENTRANCE HALL

with a glazed entrance door, inner door leading into the;

## LIVING ROOM

A dual aspect room with window to the front and side aspects, stairs leading to the first floor, radiator.

## KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel sink unit with mixer taps, integrated electric oven and 4 ring gas hob with extractor hood over, space and plumbing for appliances, tiled splashbacks, vinyl flooring, radiator, window to the rear aspect and door to the rear garden.

## FIRST FLOOR

### LANDING

with an airing cupboard housing the combi boiler, window to the side aspect.

### BEDROOM 1

with built-in bedroom furniture, radiator, window to the front aspect.

### BEDROOM 2

with a radiator, window to the rear aspect.

## BATHROOM

with a white suite comprising low level WC, wall mounted wash hand basin, walk-in shower with tiled splashbacks, tiled flooring, radiator.

## OUTSIDE

To the front of the property is a hardstanding driveway with attractive rose bed gardens with raised planters and mature shrub borders, large garden summerhouse with power supply (2.03m x 1.57m) and gated access to the rear garden.

The rear garden is fully enclosed by timber fencing with side gated access, an array of rose planters and bushes, patio area and a garden shed.

## GARAGE

Located nearby.

## Sales Agents Notes

The property is located in a conservation area.

For more information on this property, please refer to the Material Information Brochure on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire

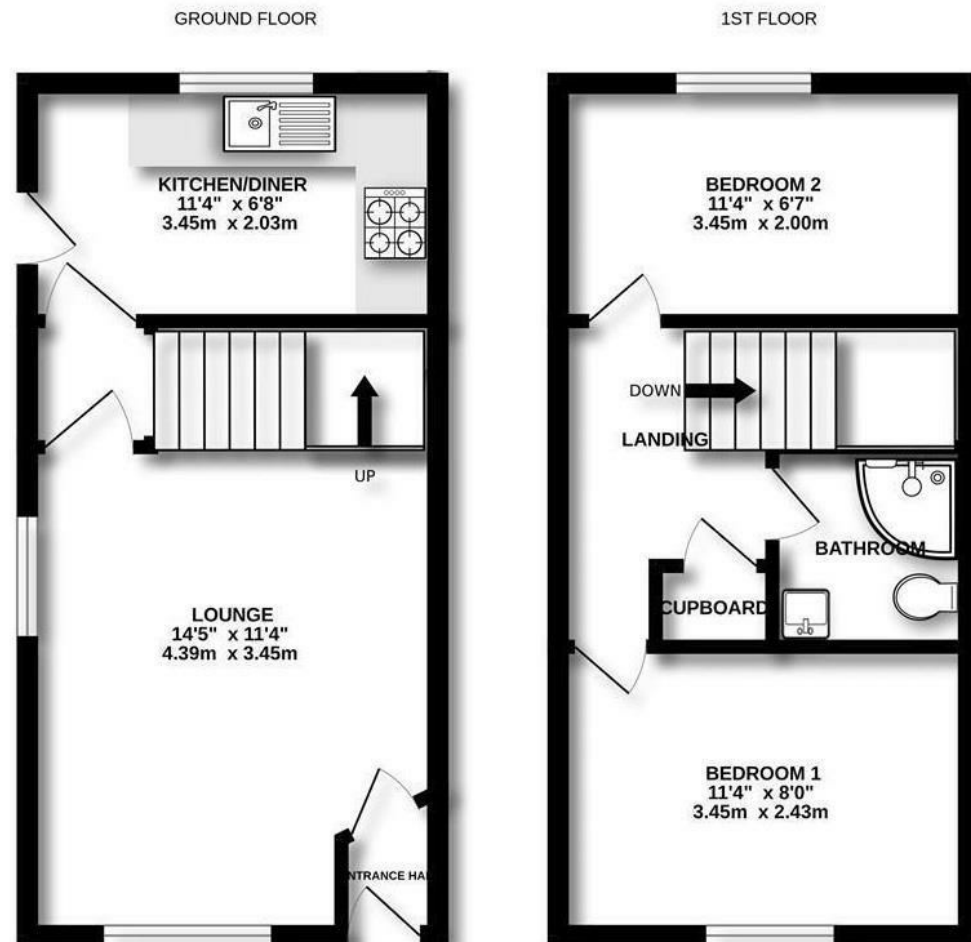
**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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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