



Hawthorn Way, Burwell, CB25 0DQ

**CHEFFINS**

## Hawthorn Way

Burwell,  
CB25 0DQ

- Semi-Detached Property
- 3 Good Sized Bedrooms
- Modern Kitchen/Breakfast Room
- Utility Room
- Enclosed Rear Garden
- Versatile Studio Space
- Driveway Parking

A well presented 3 bedroom semi-detached home located within the popular village of Burwell offering excellent access to both Cambridge and Newmarket. The property benefits from a kitchen/breakfast room with a separate utility room, a dual aspect living room, ground floor bathroom, 3 good sized bedrooms and first floor cloakroom. Outside there is an enclosed rear garden with a versatile studio and a gravelled driveway to the front providing off-road parking.

3 1 1



Offers In Excess Of



## 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.

## ENTRANCE HALL

with entrance door.

## UTILITY ROOM

with a range of wall and base mounted units, work top area, space for appliances such as washing machine, dryer and large fridge freezer, velux window, radiator and glazed door to the rear garden.

## BATHROOM

with a concealed cistern low level WC, vanity sink basin, curved corner bath with shower over and glass screen, radiator, wall mounted storage cupboard, tiled walls and flooring, window to front aspect and internal window into utility room.

## INNER HALL

with stairs leading up to the first floor, storage cupboard, window to the front aspect.

## KITCHEN/BREAKFAST ROOM

with a range of wall and base mounted units with work top over, stainless steel sink and drainer, integrated double oven and microwave, induction hob with extractor hood over, built-in dishwasher, breakfast bar with wine storage, tiled splashbacks, window to the rear aspect.

## LIVING ROOM

A dual aspect room with a feature brick built fire place with wood burner, radiator, window to the front aspect and French doors leading to the rear garden.

## FIRST FLOOR

## LANDING

with loft access.

## BEDROOM 1

A dual aspect room with windows to the front and rear aspects, built-in wardrobe, radiator.

## BEDROOM 2

with a radiator, built-in cupboards, window to the rear aspect.

## BEDROOM 3

with a radiator, windows to the front and rear aspects.

## CLOAKROOM

with a low level WC, wash hand basin.

## OUTSIDE

To the front of the property is a gravel driveway providing parking for multiple cars and with gated access to the side.

The rear garden is mainly laid to lawn with a large patio area and an undercover seating area.

## STUDIO

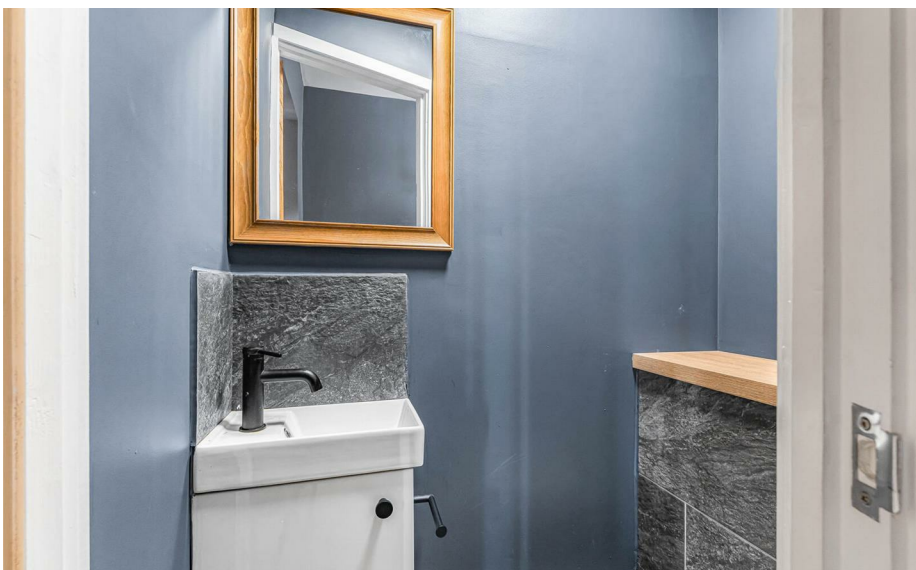
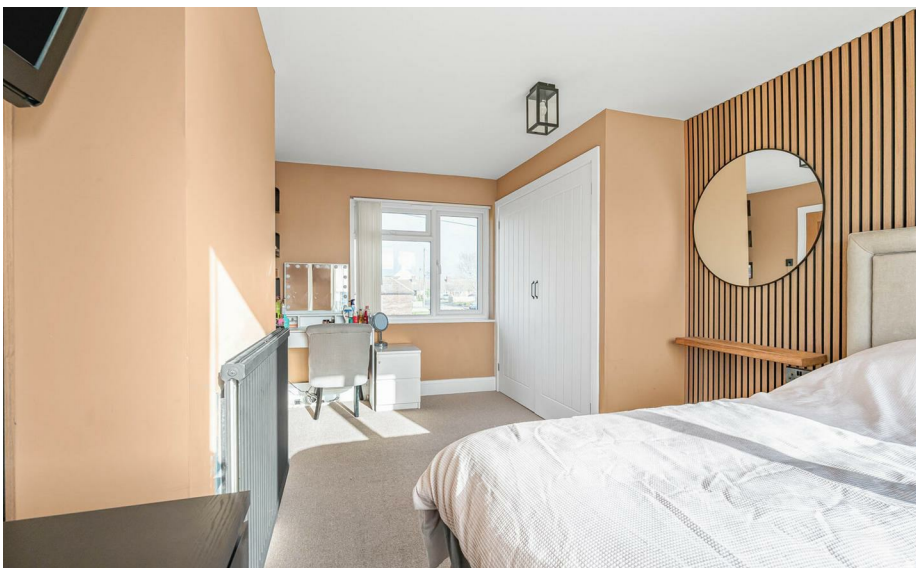
A versatile space with a large window and sliding patio doors.


Separate storage area to the side.

## SALES AGENTS NOTES

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Offers In Excess Of £350,000  
Tenure - Freehold  
Council Tax Band - C  
Local Authority - East Cambridgeshire



**Approximate Gross Internal Area 1020 sq ft - 95 sq m  
(Excluding Outbuilding)**

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 458 sq ft – 43 sq m

Outbuilding Area 268 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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