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5 Myrtle Drive, Burwell, CB25 0AJ

A superbly presented 3 bedroom house ideally located in the centre of this sought after village. The impressive accommodation includes a ground floor cloakroom, study, kitchen/diner, master bedroom with ensuite shower room and two further double bedrooms. The property also has the benefit of a single garage and south facing rear garden.

£325,000

- Superb Presentation
- 2 Reception Rooms
- 3 Bedrooms - 1 Ensuite
- Gas Central Heating
- South Facing Garden
- Garage & Parking



BURWELL is a highly sought after village, ideally placed for the horse racing town of Newmarket (5 miles) and Cambridge (13 miles). The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, bank, Post Office, church, public houses and a good range of shops. The village enjoys good access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and London's Liverpool Street and King's Cross Stations.

ACCOMMODATION with approximate room sizes.

ENTRANCE HALL

with stairs leading to first floor, understairs storage cupboard, radiator.

CLOAKROOM

with low level WC, hand basin, walls tiled half height, radiator, extractor fan.

SITTING ROOM

13' 3" x 9' 10" (4.06m x 3.0m) with fireplace with flame effect gas fire, marble hearth and surround, timber mantle, television point, radiator, pair of French doors leading to the rear garden.





STUDY

9' 6" x 6' 0" (2.92m x 1.85m)
with telephone point, radiator.

KITCHEN/DINING ROOM

13' 3" x 9' 1" (4.04m x 2.79m)
with well equipped modern fitted kitchen comprising 1 and a 1/2 bowl stainless steel sink unit and drainer with mixer tap and storage under, further range of built in base and eye level units, worktops with tiled splash backs, built in electric double oven and grill with 4 ring gas hob, stainless steel extractor hood over, space and plumbing for washing machine and dishwasher, television point, radiator, pair of French doors leading to the rear garden.

FIRST FLOOR LANDING

with airing cupboard with Megaflo hot water system, radiator, access to roof space (loft part boarded).

MASTER BEDROOM

13' 5" x 12' 7" (4.11m x 3.84m)
with television point, telephone point, 2 double and 1 single built in wardrobe, 2 radiators.





ENSUITE SHOWER ROOM

with double width tiled shower cubicle, low level WC, handbasin, walls tiled half height, recessed ceiling spotlights, extractor fan, radiator.

BEDROOM 2

13' 5" x 10' 2" (4.09m x 3.10m)
with television point, radiator.

BEDROOM 3

10' 0" x 8' 9" (3.05m x 2.69m)
with television point, radiator.

BATHROOM

with 3-piece white suite comprising panelled bath with mixer tap and shower attachment over, low level WC, handbasin, part tiled walls, recessed ceiling spotlights, extractor fan, radiator.



OUTSIDE

South facing rear garden laid to lawn with paved patio area, outside light, side gate access leading to shared driveway giving access to;

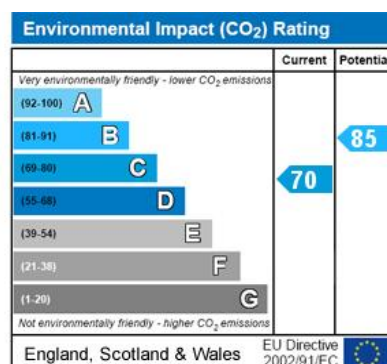
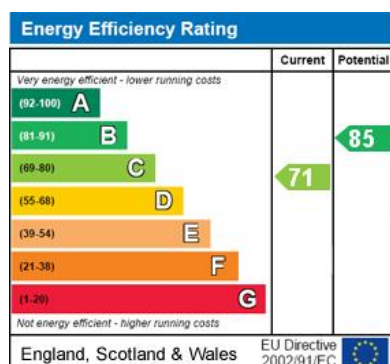
SEMI-DETACHED GARAGE

with metal up and over door to front, light and power, attic storage space, further parking space to front.



Energy Rating

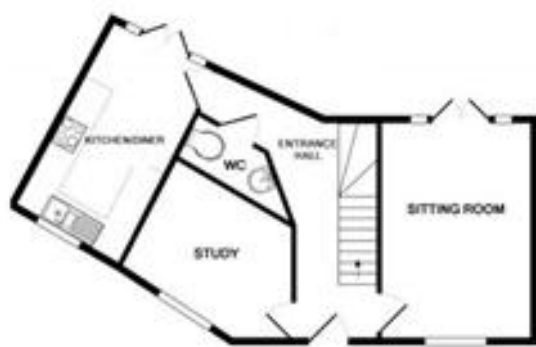
The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: C

FLOOR PLAN

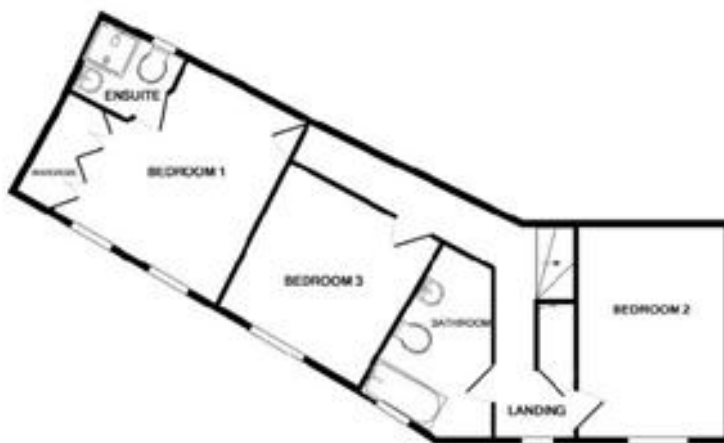
Not to scale, for guidance purposes only



(GROUND FLOOR)
APPROX. FLOOR
AREA 484 SQ FT
(45.1 SQ M)

TOTAL APPROX. FLOOR AREA 1137 SQ FT. (105.6 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items and dimensions are not responsible for any error, omission, or misstatement. This plan is for guidance 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 is given as to their operation or efficiency can be given.
Made with Metaphor Q2013



(1ST FLOOR)
APPROX. FLOOR
AREA 653 SQ FT
(62.5 SQ M)

Special Notes

1. As the seller's agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.