



Murton Close, Burwell

Pocock + Shaw

21 Murton Close
Burwell
Cambridgeshire
CB25 0DT

CHAIN FREE! Extremely deceptive modern detached bungalow providing a surprising level of generous and versatile accommodation whilst enjoying a delightful 'edge of village' setting. Benefitting from a driveway providing off road parking, an established rear garden and a modern conservatory. EPC: C

Asking Price £420,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

A rarely available 3/4 bedroom detached chalet type bungalow standing within a highly regarded village location. The home offers surprisingly spacious accommodation throughout, and benefits from three double ground floor bedrooms and a 4th bedroom on the first floor. A gas fired radiator central heating system and double glazed windows and doors, a paved driveway with off road parking, established rear garden, modern conservatory and a converted garage providing useful office space and retaining a storage area. In detail, the accommodation comprises:-

Entrance Hallway A light and welcoming hallway with an entrance door, double door storage cupboard, fitted carpet flooring, radiator, doors leading to:

Sitting Room / Diner / Kitchen An impressive feature of the property is the generously proportioned, open plan, sitting room, diner / kitchen, with three windows overlooking the rear garden. With a feature fireplace with grate, fitted carpet, 3 wall mounted light fittings, 3 radiators, double doors leading to:

Conservatory With double glazed windows, double doors leading to the rear garden, tiled flooring.

Kitchen Fitted with a matching range of base and eye level units with worktop space over with underlighting, composite sink unit with single drainer, stainless steel

mixer tap, tiled splashbacks, space for under counter fridge, electric point for cooker, built-in electric fan assisted oven, built-in four ring gas hob with extractor over, two windows to rear aspect, two radiators, laminate flooring, three three-way ceiling spotlights.

Utility Room Fitted with a matching range of base and eye level units and cupboards, stainless steel sink unit with single drainer and mixer tap, wall mounted gas boiler serving heating system and domestic hot water with timer control, plumbing and space for washing machine, space for fridge/freezer, and tumble dryer, with a window to rear aspect, radiator, door to rear garden, door to rear lobby.

Master Bedroom With a window to front aspect, double sliding door wardrobe, carpet flooring, radiator, door to:

En-suite Shower Room Fitted with a three piece suite comprising of a full height tiled shower enclosure, glass screen and wall mounted shower attachment, low level WC, hand wash basin, laminated flooring, extractor fan.

Bedroom 2 With a window to front aspect, fitted sliding door wardrobe, radiator, fitted carpet.

Bedroom 3 With a window to front aspect, radiator, fitted carpet.

Family Bathroom Fitted with three piece suite comprising bath with mixer tap, glass screen, wash hand basin in vanity unit with mixer taps, low level WC, fully tiled surround, wall mounted mirror, useful shelving, wall mounted light fitting, laminate flooring.

Rear lobby Stairs rising to the 1st floor, door to:

Office Partly converted garage area, retaining storage space at front, understairs storage cupboard.

Bedroom 4 With 2 velux windows, carpet flooring, 4 way ceiling spotlights.

Outside, Front The property is set behind a paved driveway, providing off road parking for vehicles, a front



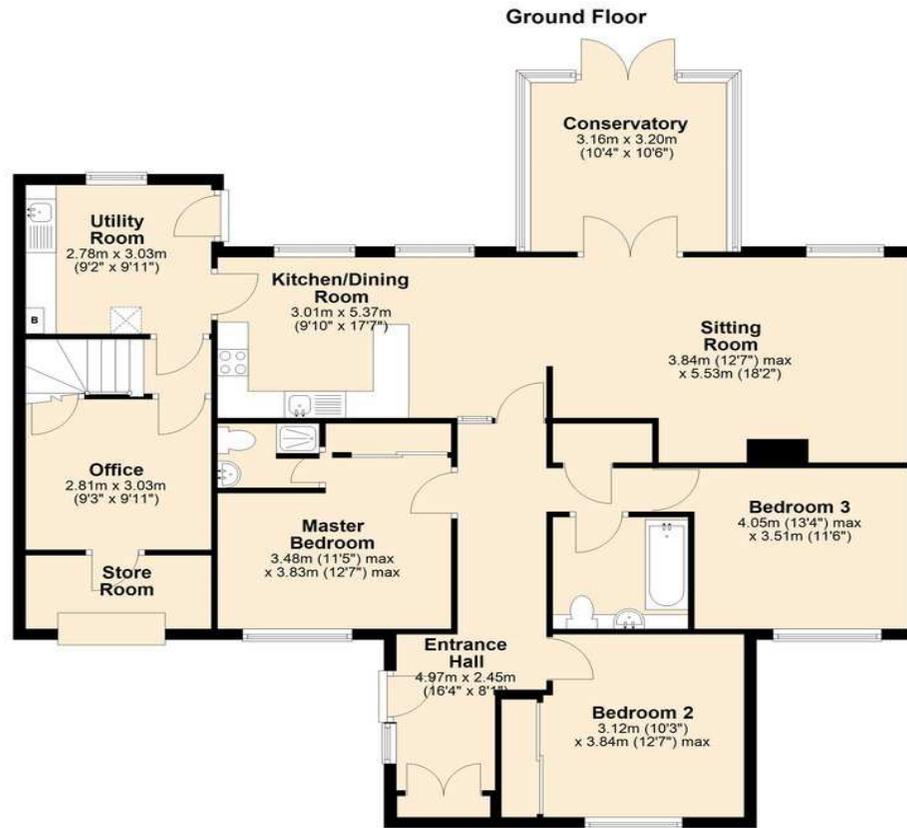
& side garden laid mainly to lawn with an interesting array of plants, ornamental trees and shrub borders, gated side access to the rear garden area, external wall mounted light.

Outside, Rear The rear garden area is enclosed by hedge borders and timber fencing, steps lead to the paved patio area, raised flower beds and an array of plants, shingle edging, timber and glass potting shed, pathway leading to the front via a wooden gate, outside light and water tap.

Services & Tenure

Mains water, gas and drainage are connected.
 The property is freehold.
 The property is not in a conservation area and is a very low flood risk.
 The property is standard construction.
 The property has a registered title deed.
 Council Tax Band: D East Cambs District Council.
 Broadband: Basic, 17 Mbps. Superfast, 80 Mbps.
 Mobile coverage available via EE & Three
 EPC: C

Viewing By arrangement with Pocock + Shaw KS



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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