

Dysons Drove, Burwell, CB25 0BL

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# Dysons Drove

Burwell,
CB25 0BL

5 2 3

## Guide Price £575,000

- Extended Detached Bungalow
- 5 Bedrooms
- Kitchen & Utility Room
- Spacious & Versatile Accommodation
- Double Garage & Gated Driveway
- Enclosed South Facing Garden
- Triple Glazed Throughout
- NO CHAIN



A spacious and extended detached bungalow offered with NO CHAIN and ideally located in the highly sought after village of Burwell. The versatile home features a generous open plan living/dining room, a kitchen and utility room, a conservatory overlooking the garden and 5 bedrooms providing flexible accommodation. To the front, the property is approached via a gated driveway offering ample off-road parking for multiple cars, alongside a double garage and a South facing rear garden. Viewing Essential.









## 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 PORCH**
with an entrance door and triple glazed window to the front aspect, large double glazed internal doors leading through to;

**ENTRANCE HALL**
A spacious hall with a built-in storage cupboard, feature stained glass double doors opening through to;

**CLOAKROOM**
with a low level WC, hand wash basin, triple glazed window to the front aspect.

**DINING ROOM**
Featuring 3 large triple glazed windows to the front aspect, 2 radiators and open plan with the;

**LIVING ROOM**
Featuring a very large sliding door opening onto the conservatory, radiator.

**CONSERVATORY**
uPVC constructed with tiled flooring, glazed windows and doors to all sides overlooking the garden.

**KITCHEN/BREAKFAST ROOM**
with fitted wall and base mounted units with work surfaces over, a range of integrated appliances include a double oven, induction hob with extractor hood over, microwave, fridge, freezer and a dishwasher, stainless steel sink, tiled flooring, tiled splashbacks, under cabinet lighting, 2 radiators, 2 triple glazed windows to the front aspect and a part glazed door to the front.

**UTILITY ROOM**
with fitted wall and base mounted units, stainless steel sink, space and plumbing for washing machine, space for additional appliances, gas fired boiler, tiled flooring, built-in storage cupboard.

**INNER HALL**
with doors leading into bedroom 1 and bedroom 4/dressing room.

**BEDROOM 1**
with built-in sliding door wardrobe, radiator, triple glazed French doors opening onto the rear garden.

**JACK & JILL ENSUITE**
Accessed via bedroom 1 and bedroom 4/dressing room with a low level WC, pedestal wash hand basin, large double width shower cubicle, tiled walls and tiled flooring, triple glazed window to the side aspect.

**BEDROOM 4/DRESSING ROOM**
with a radiator, triple glazed window to the front aspect.

**BEDROOM 2**
with a range of built-in sliding door wardrobes, radiator, triple glazed window to the rear aspect.

**BEDROOM 3**
with a radiator, triple glazed window to the front aspect.

**BEDROOM 5/STUDY**
with a radiator, triple glazed window to the rear aspect.

**FAMILY BATHROOM**
with a built-in tiled bath, low level WC, pedestal wash hand basin, shower cubicle, tiled flooring, part tiled walls, triple glazed window to the rear aspect.

**OUTSIDE**
The front of the property is enclosed with vehicular gated access leading to a hardstanding driveway adjoining the garages with a further tarmac driveway to the side providing ample parking for multiple cars. A further area is laid to shingle with a pathway to the front entrance door with various flowers and shrubs.

The South facing rear garden is mainly laid to lawn with a paved pathway which leads to side gated access to both sides of the property. A further secluded garden/seating area is enclosed by fencing and currently laid to paving and shingle.

**DOUBLE GARAGE**
with 2 electric doors to the front, 2 glazed windows to the rear, integral door into the utility room.

**SALES AGENTS NOTES**
Please note;
1. The property is located in Burwell North Street conservation area.
2. The property is of Swedish design which is timber framed.

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




































Guide Price £575,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambridgeshire

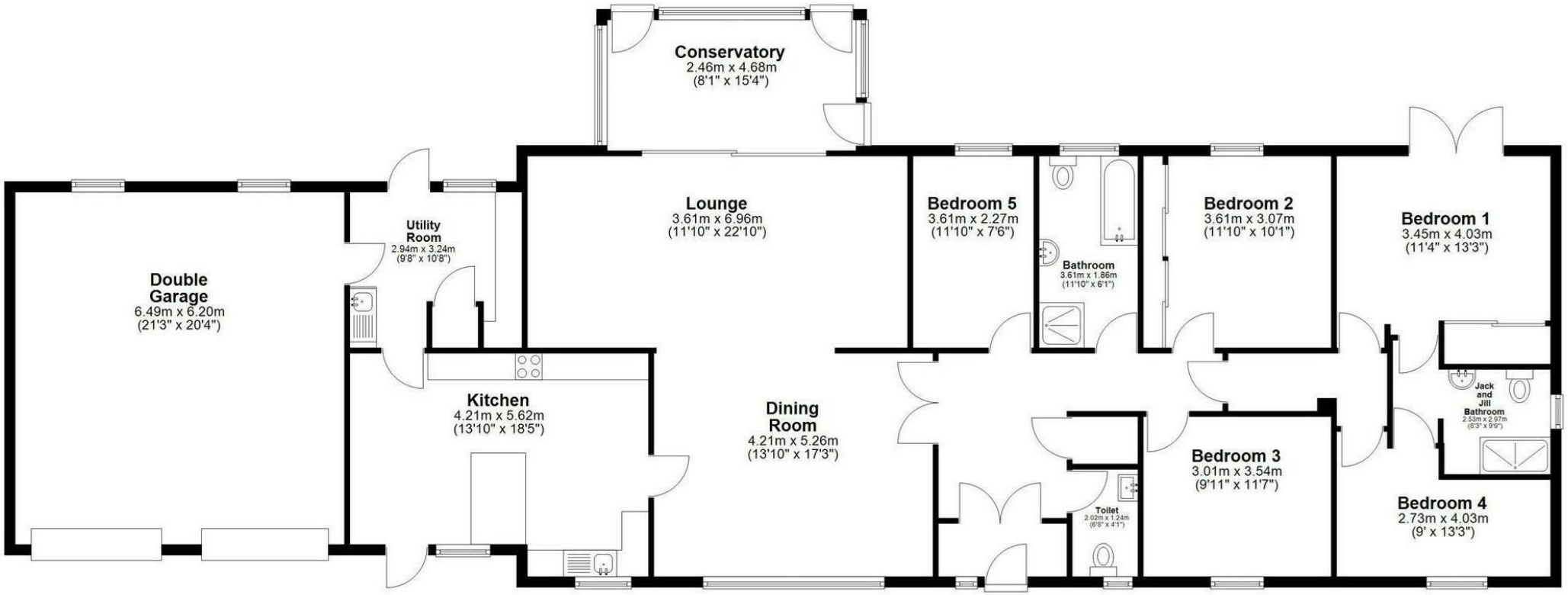
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## Ground Floor

Approx. 227.9 sq. metres (2452.9 sq. feet)




Total area: approx. 227.9 sq. metres (2452.9 sq. feet)

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

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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