



**Hatley Drive, Burwell
Cambridge, CB25 0AY
Guide Price £450,000**

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A superb modern and detached bungalow nestling within this highly regarded residential area and located in this thriving and well served East Cambridgeshire village.

Cleverly planned and offering well proportioned rooms throughout, this property boasts accommodation to include entrance hall, living room/dining room, kitchen, conservatory, three bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a delightful fully enclosed mature rear garden with garage and additional parking.

Entrance Hall

Doors leading to all rooms.

WC

WC and sink basin, window to front aspect.

Living/Dining Room

22'3" x 16'9"

Large bay window to front aspect, French doors leading to rear garden.

Kitchen

9'11" x 9'11"

Fitted with a range of eye and base level units with countertop over, stainless steel sink with mixer tap over. Integrated oven and hob with room for white goods. Window to rear aspect and door leading to conservatory.

Conservatory

10'0" x 9'9"

Bright uPVC conservatory with white frames, Opening top-hung windows for ventilation. Translucent polycarbonate roof allowing plenty of natural light. Door leading to rear garden.

Bedroom 1

11'5" x 9'11"

Double bedroom, Fitted wardrobes with mirrored doors, Integrated dressing table with drawers and overhead cupboards, Large window to rear aspect.

Bedroom 2

11'10" x 7'10"

Double bedroom, Bay window to front aspect.

Bedroom 3

9'11" x 6'6"

Window to rear aspect.

Bathroom

Suite fitted with walk-in shower, low level WC, Pedestal wash hand basin. Frosted window to front aspect.

Outside Front

predominantly laid to decorative gravel, paved pathway leading to the front entrance. Mature shrubs and planted borders, Driveway providing off-road parking. Integral single garage with up-and-over door.

Outside Rear

Enclosed rear garden, Predominantly laid to lawn with mature trees, shrubs and established planting with Paved patio seating area adjoining the conservatory. Side access to property.

Property Details

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 90

Parking – Driveway/garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 1800Mbps download,

220Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

Rights of Way, Easements,

Covenants – None that the vendor is aware of

Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



Approximate Gross Internal Area 969 sq ft - 90 sq m (Excluding Garage)

Garage Area 151 sq ft – 14 sq m



- **Garage**
- **Scope For Refurbishment**
- **Generous Bedrooms**
- **Conservatory space**
- **NO CHAIN**



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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