



Bourn Bungalow, Back Lane, Burrough Green CB8 9NB

Offers Over £525,000

MA
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Bourn Bungalow Back Lane, Burrough Green CB8 9NB

An outstanding opportunity to purchase a detached bungalow set at the end of a quiet and peaceful no-through road and set on the edge of this picturesque village with some stunning views overlooking open fields.

This superb property offers accommodation to include kitchen, dining room, living room, two double bedrooms, bathroom, cloakroom and conservatory. The property offers huge potential to renovate the loft space. Subject to planning permission.

Externally the property offers a delightful sizeable plot with mature gardens and ample parking.

Entrance Hallway

With doors leading to cloakroom, living room, kitchen, bedrooms and bathroom. Two storage cupboards.

Cloakroom

With low level WC, pedestal hand basin. Obscured window to side aspect.

Kitchen 10'2" x 9'11" (3.10 x 3.04)

Fitted with a range of matching eye and base level storage cupboards with working surfaces over. Stainless steel sink and drainer with mixer taps. Integrated oven, dishwasher and washing machine. Hob with extractor hood over. Window to side aspect. Door leading through to:

Dining Room 9'9" x 9'8" (2.98 x 2.97)

With window and door to side aspect. Radiator. Patio doors leading to garden. Sliding internal doors through to:

Living Room 16'3" x 14'0" (4.97 x 4.28)

Fire place with granite hearth and mantel over. Window to rear aspect, radiator and sliding doors leading through to:

Conservatory 10'8" x 6'0" (3.27 x 1.84)

Versatile space with French doors leading to rear garden and sliding doors to living room.

Bedroom 1 14'3" x 12'0" (4.35 x 3.66)

Generous sized bedroom with built in wardrobes and dressing table. Window to front aspect. Radiator.

Study/Bedroom 2 12'0" x 9'9" (3.68 x 2.98)

Well proportioned bedroom with windows to side and front aspects. Radiator.

Bathroom

Suite comprising low level WC with concealed cistern, hand basin with vanity unit and shower cubicle. Obscured window to side aspect.

Outside - Front

Driveway providing ample parking, steps leading to front door and side access to rear garden.

Outside - Rear

Paved patio area. Lawned area bordered by mature plants and shrubberies.

Location

Burrough Green is a delightful village only a few miles from Newmarket town centre and offers an appealing range of amenities including a thriving village pub and a well regarded primary school. The villages benefit from an active social calendar and life in the village always seems to be enjoyed.

Property Details

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

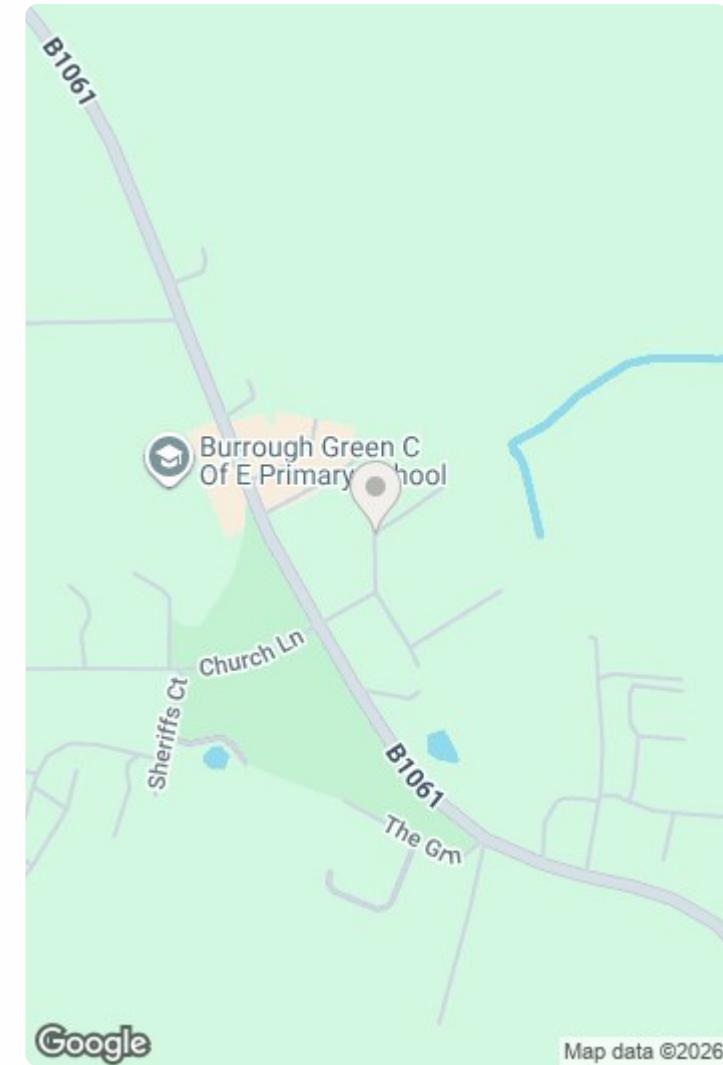
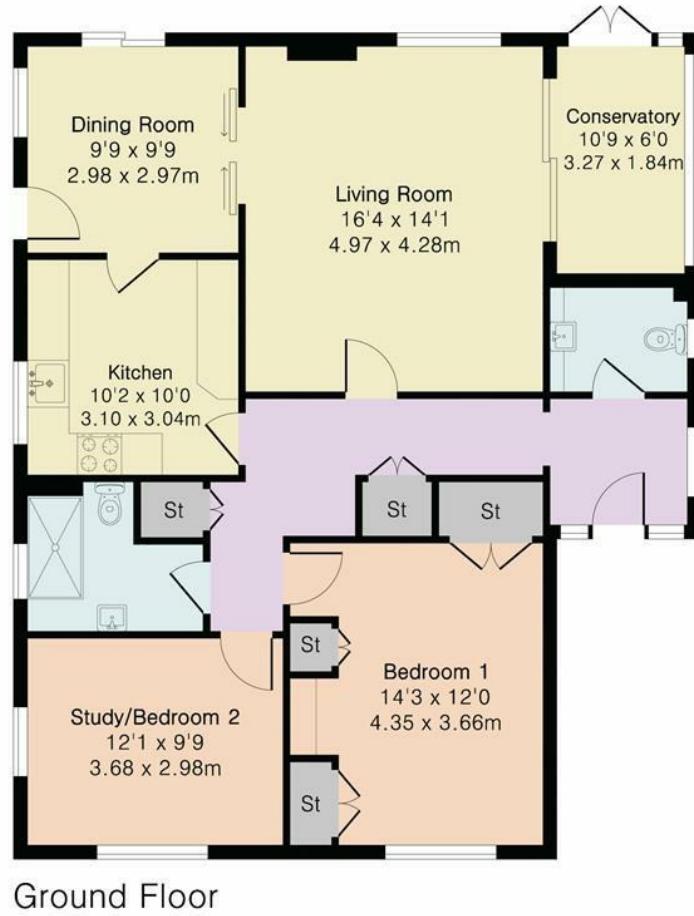
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of



Approximate Gross Internal Area 1071 sq ft - 100 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	56

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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