



**3, Dysons Drove, Burwell
Cambridge, CB25 0BL
Offers In The Region Of £600,000**

3, Dysons Drove, Cambridge, CB25 0BL

A truly special detached bungalow, set within the heart of this highly sought-after village and just a short distance from the beautiful Wicken Fen Nature Reserve.

Burwell, the largest village in East Cambridgeshire, offers an excellent range of local amenities, including charming cafés, restaurants, convenience stores and a thriving community with an abundance of clubs, activities and events, making it a wonderful place to call home.

Extending to approximately 2,400 sq ft, this substantial and well-established bungalow provides spacious, versatile accommodation with exciting potential for further enhancement or modernisation. The accommodation comprises an entrance porch, welcoming entrance hall, generous kitchen/breakfast room, living room, dining room, utility room, lean-to/conservatory, five well-proportioned bedrooms, an en suite to the principal bedroom and a family bathroom.

Externally the property occupies a generous plot with a fully enclosed rear garden, ideal for families and entertaining. A double garage and additional parking.

No chain – viewing recommended.

Entrance hall

Entrance leading to hallway

Cloakroom

Fitted with pedestal wash hand basin. Low level WC. Window to front aspect.

Dining room

17'4" x 13'6"

Large window to front aspect, doors leading to hallway, kitchen and conservatory. Opening though to:

Living room

22'9" x 11'7"

Large glass sliding doors out to conservatory, ceiling fan.

Kitchen

18'6" x 13'6"

Fitted with a range of eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Intergrated double oven. Integrated hob with extractor hood. Integrated microwave. Intergrated under counter fridge and freezer. Intergrated dishwasher. Central island providing additional storage and work top space. Dual windows and door to front aspect.

Utility room

10'5" x 9'7"

Fitted with a range of matching base level storage cupboards with stainless steel sink and drainer and mixer taps over. Space and plumbing for washing machine. Small window to rear aspect. Doors leading to double garage and rear of property.

Conservatory

15'3" x 8'0"

Double-glazed conservatory with tiled flooring, Four doors leading to rear garden.

Bedroom 1

13'3" x 11'9"

Fitted with built in storage and French doors leading to rear garden. Door leading to Jack and Jill bathroom.

Bathroom 1

Suite comprising of large shower cubicle, pedestal wash hand basin, low level WC doors. Heated towel rail. Obscured window to side aspect.

Bedroom 5

13'1" x 8'9"

Door to Jack and Jill bathroom.

Bedroom 2

11'7" x 11'7"

Fitted wardrobes with sliding mirror fronted doors. Window to rear aspect.

Bedroom 3

11'7" x 8'9"

Window to front aspect.

Bedroom 4

11'7" x 7'6"

Window to rear aspect.

Bathroom 2

Suite comprising of tiled bath with hand-held shower attachment over, shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail. Obscured window to rear aspect.

Garage

21'4" x 20'1"

Double garage with electric roller doors. Power and light.

Outside - Front

Driveway providing ample off road parking. Access to double garage. Paved pathway bordered by mature plants and shrubberies leading to front door. Gated access to rear property.

Outside - Rear

Fully enclosed rear garden.

Location

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Property Information

EPC - C

Tenure - Freehold

Council Tax Band - F - East Cambridgeshire

Property Type - Detached Bungalow

Property Construction – Swedish timber frame and extension is brick and block. Triple glazing.

Number & Types of Room – Please refer to the floorplan

Square Meters - 226 SQM

Parking – Double garage and driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - GAS

Broadband Connected - NO

Broadband Type – Full Fibre, direct to home, 1000Mbps

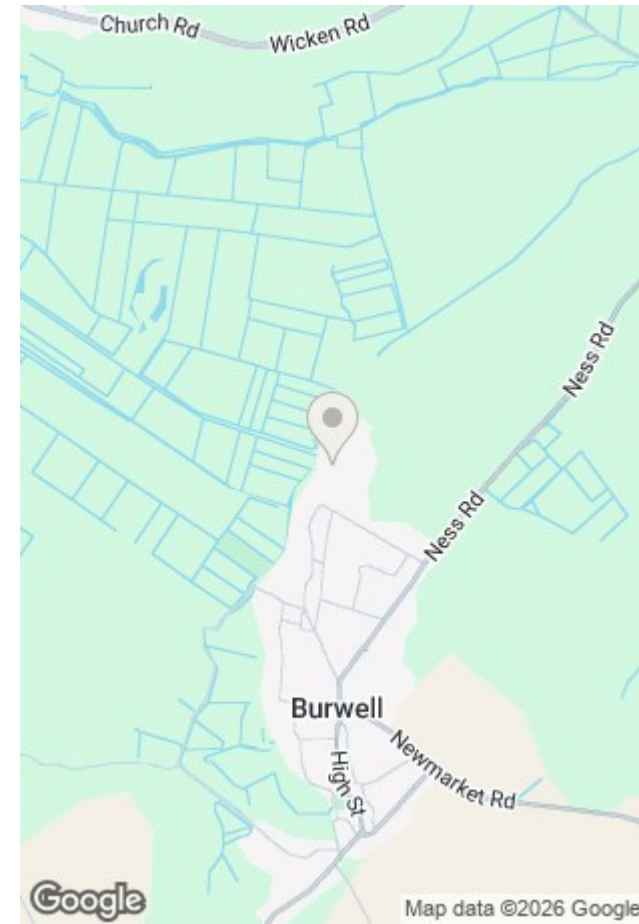
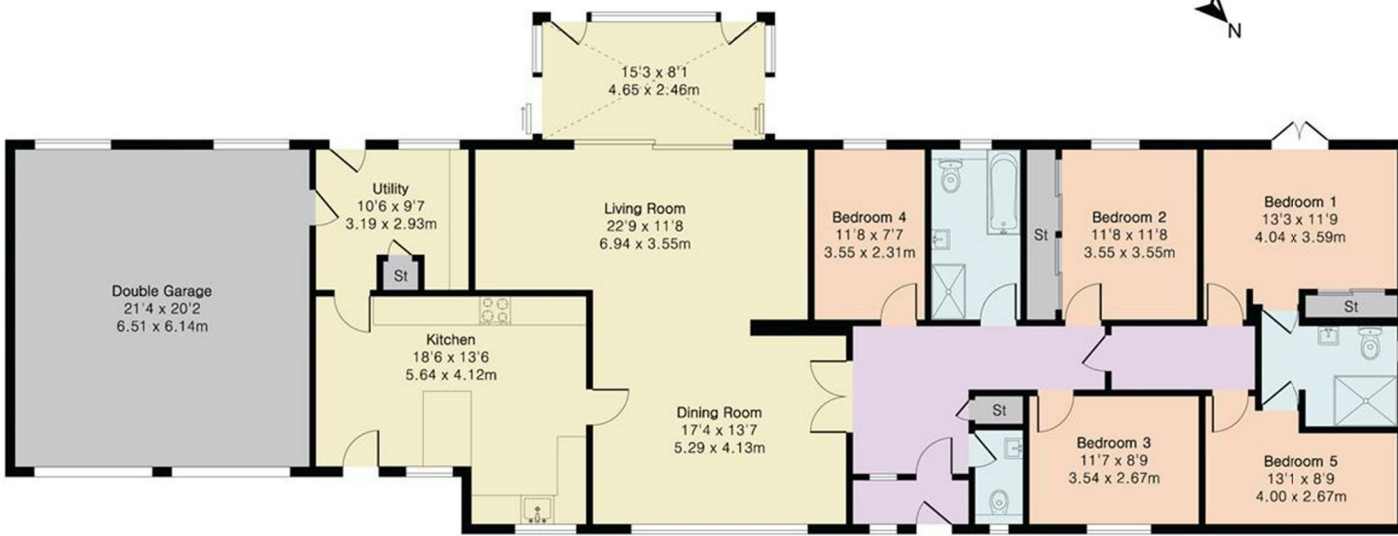
download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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



**Approximate Gross Internal Area 2433 sq ft - 226 sq m
(Including Garage)**



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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-101) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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