



**29 Hatley Drive,  
Burwell**

**DAVID  
BURR**



# 29 Hatley Drive, Burwell, CB25 0AY

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities, including pubs, restaurants, shops, a medical centre, hairdressers, schools, a church and recreational facilities. Newmarket provides a wider range of amenities, together with rail links to both Cambridge and London.

This rarely available property comprises rooms to include a refitted kitchen and bathroom and three bedrooms. The property is complete with no upward chain attached and enjoys a pleasant rear garden and garage.

## A detached three-bedroom bungalow quietly positioned at the end of a cul-de-sac, with a lovely frontage overlooking The Lode, close to Burwell centre.

### Ground Floor

**ENTRANCE HALL** Part-glazed uPVC entrance door and useful cloaks cupboard.

**CLOAKROOM** Fitted with a low-level WC, wash hand basin, tiled walls, radiator, and window to the front aspect.

**INNER HALLWAY** Airing cupboard housing the hot water cylinder and immersion heater, loft access, and radiator.

**SITTING / DINING ROOM** A spacious dual-purpose living and dining area featuring an attractive fireplace with ornate stone-effect surround and hearth, flame-effect gas fire, wall light points, TV and FM aerial connections, front-facing bay window, and sliding patio doors opening onto the rear garden.

**REFITTED KITCHEN** Well-equipped with a range of modern base and wall units, work surfaces with tiled splashbacks, 1½ bowl sink with mixer tap, integrated eye-level electric oven, microwave/grill, four-ring hob with extractor hood, integrated washing machine and dishwasher, extractor fan, radiator, and cupboard housing the gas-fired central heating boiler. Window overlooking the rear garden and half-glazed uPVC door providing direct garden access.

**BEDROOM 1** Fitted with an extensive range of bedroom furniture including wardrobes, vanity unit, and overhead storage cupboards. TV and telephone points, radiator, and rear-facing window.

**SHOWER ROOM** Contemporary suite comprising a large walk-in tiled shower enclosure, wash hand basin with storage beneath, concealed-cistern WC, tiled walls, tile-effect flooring, heated towel rail, shaver point, extractor fan, and front-facing window.

### Outside

Occupying a delightful position at the head of a private residential cul-de-sac, the property is conveniently located within easy reach of the village centre and local amenities. The bungalow enjoys pleasant views across an open green adjoining Burwell Lode.

**DRIVEWAY** Providing off-road parking.

**GARAGE** Up-and-over door, power and lighting, attic storage space, and pedestrian door to the rear garden.

**REAR GARDEN** A private, enclosed garden with mature hedging, established shrubs and flower beds, lawned area, paved patio and seating space, outside lighting, and gated side access.

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**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND E.** (£2,896.34 per annum)

**EPC D.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** select.timed.hours

**VIEWING** Strictly by prior appointment only through DAVID BURR.

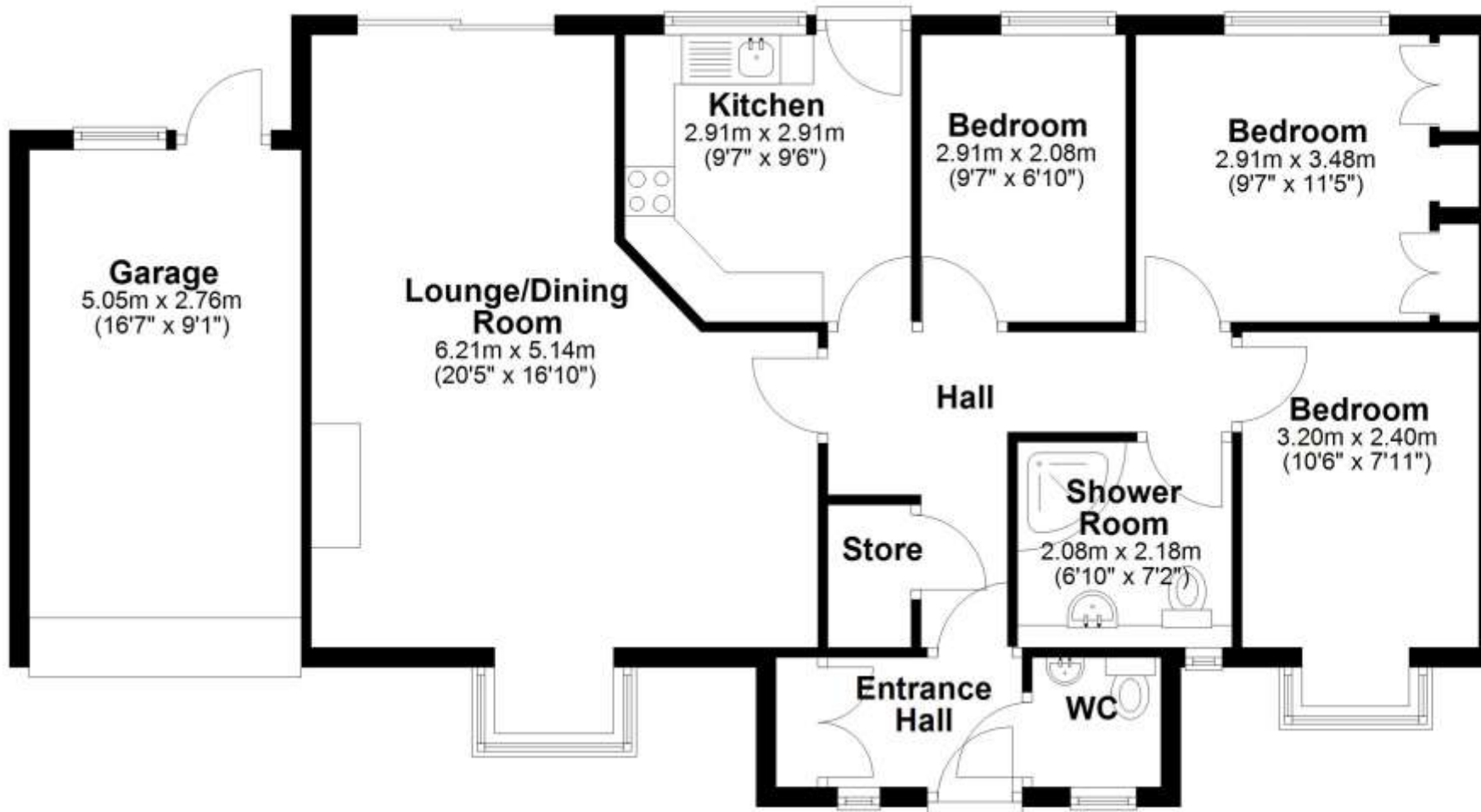
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## Ground Floor

Approx. 94.4 sq. metres (1016.3 sq. feet)



Total area: approx. 94.4 sq. metres (1016.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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