

Murton Close, Burwell CB25 0DT

Offers Over £325,000

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A modern and detached bungalow superbly located at the end of this quiet and peaceful cul-de-sac and positioned in striking distance of an appealing mix of shops.

Recently improved and updated by the current owners, this property boasts accommodation to include entrance hall, living room/dining room, conservatory, refitted kitchen, two bedrooms and wet room/shower room.

Externally the property offers a fully enclosed garden, garage facilities and extensive gravelled driveway.

Entrance Hall
Doors leading to kitchen, living room, both bedrooms and bathroom. Built-in storage cupboard. Radiator.

Kitchen 9'8" x 9'3" (2.97m x 2.82m)
Modern kitchen with a range of eye and base level cupboards with wooden worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with electric hob above. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Dual aspect windows. Door to entrance hall.

Living Room 16'11" x 10'7" (5.18m x 3.25m)
Spacious well presented living room with dual aspect windows and glazed door to conservatory. Charming ornamental fireplace with wooden mantel and tiled hearth. Radiator. Doors to conservatory and entrance hall.

Conservatory 19'9" x 7'8" (6.02m x 2.35m)
Spacious room, offering a variety of uses. French doors to rear garden. Radiator. Internal windows to living room and kitchen. Glazed door to living room.

Bedroom 1 12'7" x 10'2" (3.86m x 3.10m)
Spacious double bedroom with large window to side aspect. LVT wood flooring. Radiator. Door to entrance hall.

Bedroom 2 10'4" x 8'11" (3.15m x 2.72m)
Well proportioned room with window to the front aspect. Radiator. LVT wood flooring. Door to entrance hall.

Bathroom

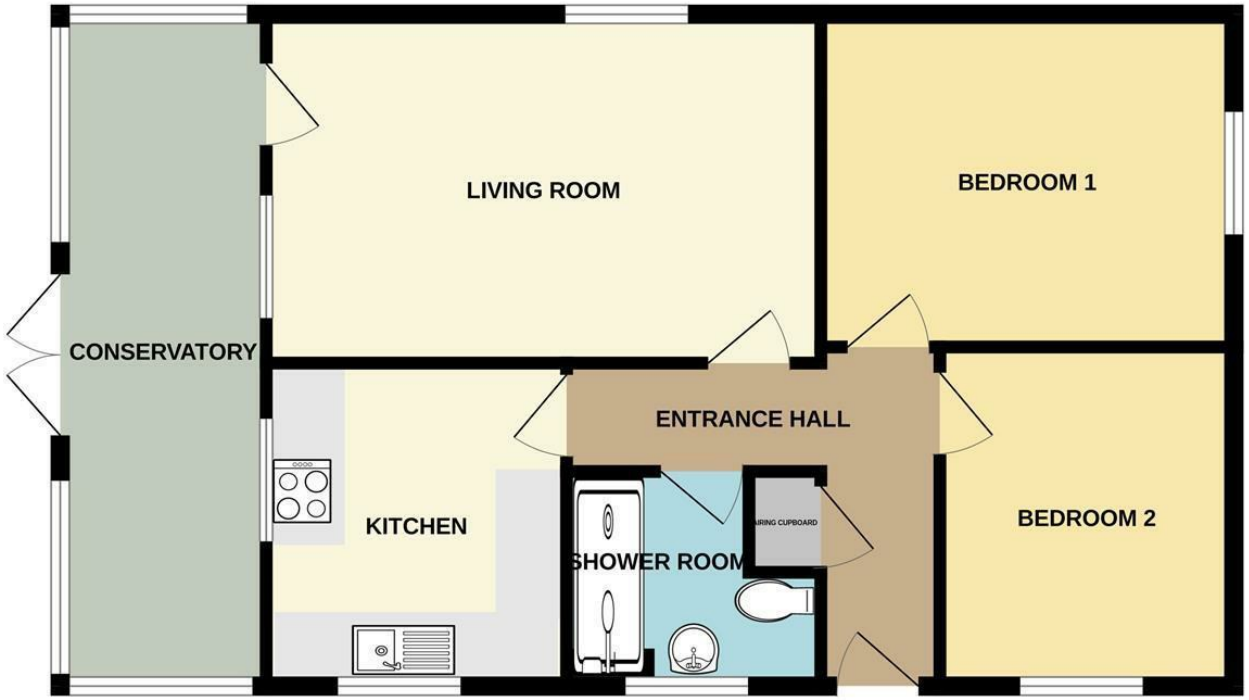
Outside - Front
Expansive gravel driveway providing parking for 5+ vehicles, leading to paved area and steps to front door. Access gate to the rear garden.

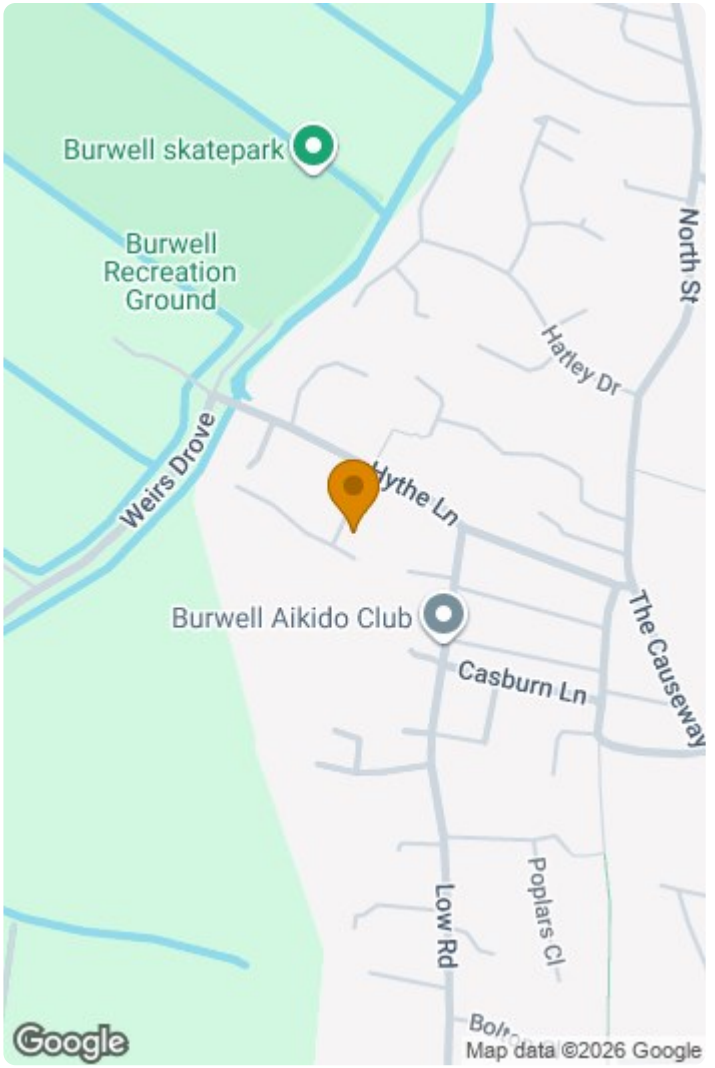
Outside - Rear
Wrap around garden area to rear of the house. Lawned area. Access gate to the front.

PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 58 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 80Mbps download, 20Mbps 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.

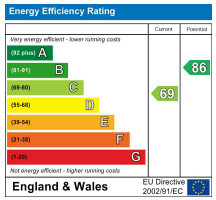
GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

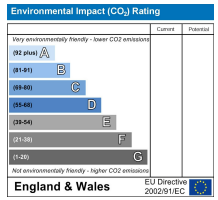




TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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