



**Parsonage Close, Burwell
Cambridge, CB25 0ER
Guide Price £390,000**

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Parsonage Close, Cambridge, CB25 0ER

An exceptional bungalow, ideally positioned within this peaceful and highly regarded location, offering beautifully presented and thoughtfully designed accommodation throughout. The property has been comprehensively updated and enhanced in recent years, creating a stylish and comfortable home ready to enjoy.

The spacious accommodation briefly comprises a welcoming entrance hall, an impressive re-fitted kitchen/breakfast room, a generous living room, separate utility room, two well-proportioned double bedrooms, a delightful conservatory and a contemporary refitted bathroom/shower room.

Externally, the property continues to impress with a beautifully maintained, fully enclosed rear garden, providing an excellent degree of privacy and an ideal space for relaxing or entertaining. To the front, an extensive driveway offers ample off-road parking.

Occupying a superb position in a sought-after residential area, this attractive bungalow offers an excellent combination of space, comfort and convenience. Offered for sale with the distinct advantage of no onward chain, early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Entrance Hall
With opening leading to the kitchen. Door leading to the utility room. Radiator. LVT wood effect flooring.

Kitchen/Diner
15'6" x 12'0"
Contemporary kitchen with a range of high gloss storage cupboards and drawers with Mistral worktop over. Breakfast bar seating area. Inset sink with mixer tap over. Integrated eye level oven and microwave/combo oven. Inset electric hob with glass splashback and extractor over. Integrated fridge/freezer and dishwasher. Radiator. LVT wood effect flooring. Dual aspect windows. Doors leading to the living room and shower room. Opening to the entrance hall.

Utility Room
Counter worktop with base storage cupboard. Space and connection for washing machine and tumble dryer. LVT wood effect flooring. Glazed door leading to the rear garden. Doors to the entrance hall and garage.

Living Room
19'3" x 14'10"
Beautifully presented, spacious living room with large window to the front aspect. Inset, wall mounted feature fireplace. Radiator. Door leading to the kitchen. Opening to the inner hallway.

Inner Hallway
With opening to the living room. Doors leading to all bedrooms

Bedroom 1
14'10" x 11'10"
Spacious bedroom with two sets of French doors leading to the conservatory and rear garden. Radiator. Door leading to the inner hallway.

Bedroom 2
12'5" x 11'1"
Spacious bedroom with window to the rear aspect. Radiator. Door leading to the inner hallway.

Conservatory
12'4" x 11'8"
Generous conservatory with French doors leading to the rear garden and Bedroom 1.

Shower Room
Contemporary white suite comprising low level W.C., handbasin with mixer tap over and generous walk-in shower cubicle. Ladder radiator. LVT wood effect flooring. Dual obscured windows. Door to the kitchen.

Garage
18'5" x 8'4"
With electronically operated up and over door leading to the driveway. Window to the rear aspect. Pedestrian door to the utility room.

Outside - Front
Gravelled area with hardstanding driveway, providing off road parking, leading to the garage and front door. Access gate to the rear garden.

Outside - Rear
Patio area to the rear of the house with French doors leading

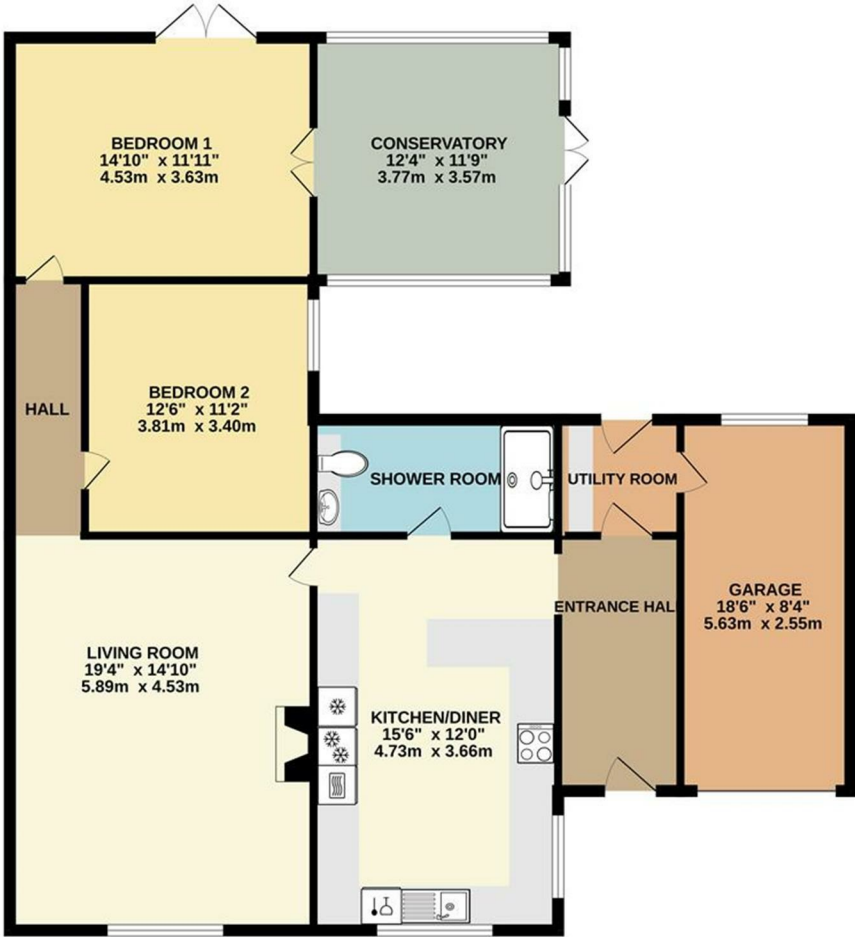
to the conservatory. Lawned area with a huge variety of established planting to the borders. Timber shed. Door leading to the utility room. Access gate to the front.

PROPERTY INFORMATION
EPC - D
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 100 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps 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, pubs, essential amenities such as a primary school, post office, and a health centre. including a convenience store 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.

- **Highly Regarded Village Location**
- **Link Detached Bungalow**
- **Well Presented Throughout**
- **Contemporary, Spacious Kitchen/Diner**
- **Generous Living Room**
- **Two Double Bedrooms**
- **Re-Fitted Shower Room**
- **Conservatory**
- **Delightful Rear Garden**
- **NO ONWARD CHAIN**

GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(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	59	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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