



Chestnut Rise, Burwell Cambridgeshire

Pocock + Shaw

8 Chestnut Rise  
Burwell  
Cambridgeshire  
CB25 0BX

An exciting opportunity to purchase a deceptively spacious and cleverly extended detached 2/3 bedroom bungalow pleasantly located in the highly desirable village of Burwell. Benefiting from a versatile layout, large rear garden, ample parking and a shared driveway. With the distinct advantage of no onward chain. EPC:C

Guide Price £339,995



Burwell is situated in pleasant countryside approx. eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the region's traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

With the benefit of gas fired underfloor heating to the sitting room, and gas fired radiator heating, with uPVC double glazed doors and windows throughout, in detail the accommodation comprises:-

#### **Entrance porch**

With an entrance door, windows to front and side, space for coats and shoes, door leading to:

#### **Kitchen 4.18m (13'9") x 3.33m (10'11")**

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated, electric, eye level electric fan assisted oven, four ring gas hob with extractor hood over, window to front aspect, window to side, laminate flooring, door to utility room, door to hallway, open plan layout leading to the dining room area.

#### **Dining room 5.11m (16'9") max x 3.30m (10'10")**

With a window to rear aspect, double doors leading to rear garden and patio area, two radiators, space for fridge/freezer, door to:

#### **Sitting room 6.39m (20'11") x 4.54m (14'11")**

A bright and spacious room with underfloor heating and control panel, double doors lead to the rear garden area, Velux skylight window complete with solar powered blackout blind, two windows to side aspects, staircase rising to the useful mezzanine floor above,

carpet flooring, two pendant ceiling light fittings, recessed ceiling spotlights.

#### **First Floor, Mezzanine room/Office**

Accessed via wooden and glass panelled stairs rising to the useful mezzanine floor, window to side aspect. Currently in use as a bedroom but would make a super home office.

#### **Utility room 4.99m (16'4") x 3.20m (10'6")**

A large useful area with plenty of room for appliances and storage, plumbing and space for washing machine and tumble drier, wall mounted gas fired boiler unit. Fitted with a range of base and storage units with worktop space over, sink unit with hot and cold water taps, two windows to front aspect, window to rear with door to rear garden area, window to front with access door to front, fluorescent strip lighting, access to roof space.

#### **Inner hallway**

Leading to 2 double bedrooms and Bathroom, radiator, carpet flooring, access to loft space. Doors to:

#### **Bedroom 1 4.19m (13'9") max x 3.92m (12'10") max**

With a window to side aspect, radiator, recess for shelving and storage area, fitted carpet.

#### **Bedroom 2 3.75m (12'4") max x 2.77m (9'1")**

With a window to front aspect, radiator, carpet flooring.

#### **Bathroom**

Fitted with three piece suite comprising corner bath with shower over and curtain rail, mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, wall mounted medicine cabinet, window to front aspect, door to airing cupboard with storage space, radiator.

#### **Outside - Front**

The property is pleasantly tucked away along a shingle driveway, finished with concrete and block paving, and flanked on either side by timber fencing. There is ample parking to the front for vehicles, with gated access leading to the garden at the rear. The driveway is owned by the neighbouring property, 6 Chestnut Drive, with shared use.



## Outside - Rear

The fully enclosed established rear garden is generous in size, with maple and apple trees, laid mainly to lawn. A large paved patio area for seating and outside entertainment, and a pathway leading to a wooden gate providing access to the front of the home, two timber garden sheds.

## Services & Tenure

Mains water, gas drainage and electricity are connected.

The property is Freehold.

The property has a registered title.

The property is standard brick construction.

The property is not in a conservation area.

The property is in a very low flood risk area.

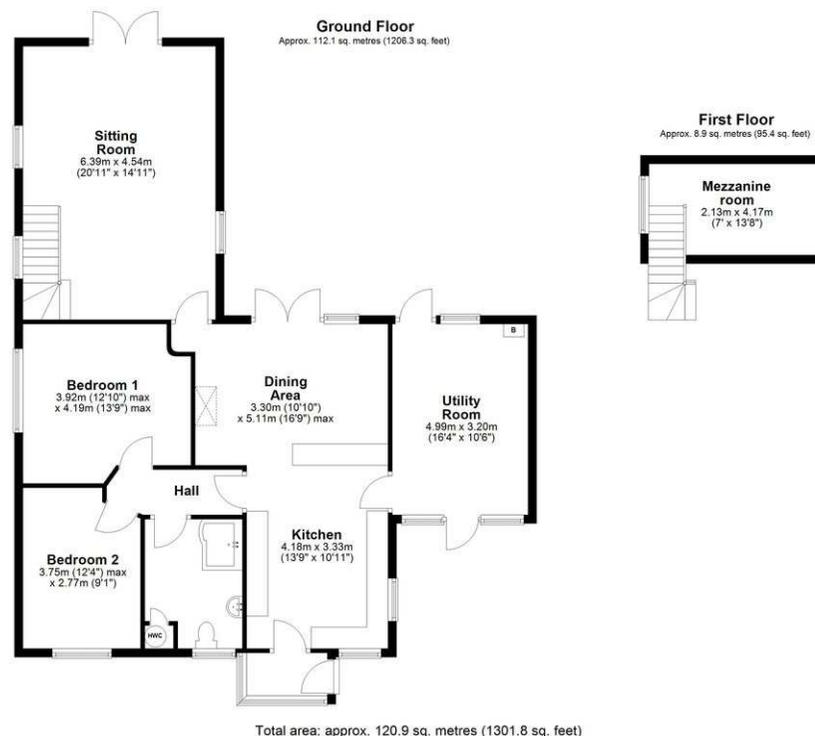
Mobile coverage via, EE, Vodafone, Three, O2.

Broadband: Basic, 15 Mbps. Superfast, 101 Mbps.

Council Tax Band: C, East Cambs. District Council.

Viewings: By prior arrangement with Pocock + Shaw.

**Agents Note.** The driveway is shared with number 6 Chestnut Rise with right of access to number 8.



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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