



**Poplars Close, Burwell CB25 0ET**

**Guide Price £399,950**

**MA**  
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# Poplars Close, Burwell CB25 0ET

A superbly renovated large detached bungalow in this quiet cul de sac location in the popular village of Burwell.

Burwell is a popular village with many shops, pubs and restaurants, health centre, sports facilities and a primary school. Its just six miles from Cambridge and five from Newmarket so is a short commute.

Accommodation includes a large living room/diner, fully fitted kitchen, a study/playroom/third bedroom, refurbished bathroom and two double bedrooms.

Outside there is a large front garden that's mostly laid to lawn with a driveway to the side that provides off road parking for several cars and leads to a garage. The rear is fully enclosed and is laid to lawn with flower and shrub borders.

An exceptional bungalow that really must be seen to be fully appreciated.

### Entrance Hall

With doors leading to kitchen, lounge/diner, all bedrooms and bathroom.

### Kitchen

11'11" x 10'3"  
Contemporary kitchen with a range of marching eye and base level cupboards with composite worktop over. Black resin 1 1/4 bowl sink and drainer with mixer tap over. Integrated eye level double ovens. Inset electric hob with extractor over and glass splashback. Integrated fridge/freezer and washing machine. LVT wood flooring. Window to the side aspect. Doors leading to the rear garden and entrance hall.

### Lounge/Diner

19'4" x 12'0"  
Spacious, well presented lounge diner with large dual aspect windows. Inset wood burner stove with tiled hearth. Radiators. Double oak doors leading to the study. Door to entrance hall.

### Study

11'11" x 9'1"  
Well proportioned room offering a variety of uses, currently used as a study. Double oak doors leading to lounge/diner. Radiator. Window to the side aspect.

### Bedroom 1

11'10" x 10'11"  
Spacious bedroom with window to the rear aspect. Built-in wardrobes, providing ample storage. Radiator. Door to entrance hall.

### Bedroom 2

13'0" x 9'4"  
Well proportioned bedroom with french doors leading to the rear garden. Radiator. Door to entrance hall.

### Bathroom

8'7" x 6'5"  
Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage drawers under and generous walk-in shower. Attractively tiled. LVT wood flooring. Radiator. Obscured window. Door to entrance hall.

### Garage

18'7" x 8'11"  
With up and over doors. Pedestrian door to the rear garden.

### Outside - Front

Lawned area with a hedge boundary. Paved driveway leading to the garage and front door.

### Outside - Rear

Mainly laid to lawn with a patio seating area and raised decked area to the rear of the house with french doors leading to bedroom 2. Paved pathway to the side of the house, with pedestrian door leading to the garage and door to the kitchen. Established shrub planting to the borders.

### 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 - 81 SQM  
Parking – Driveway & Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas

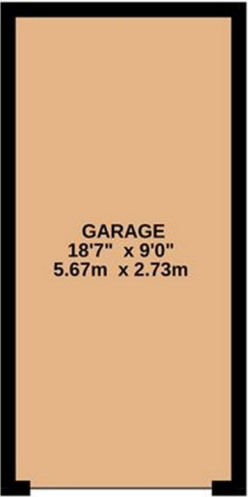
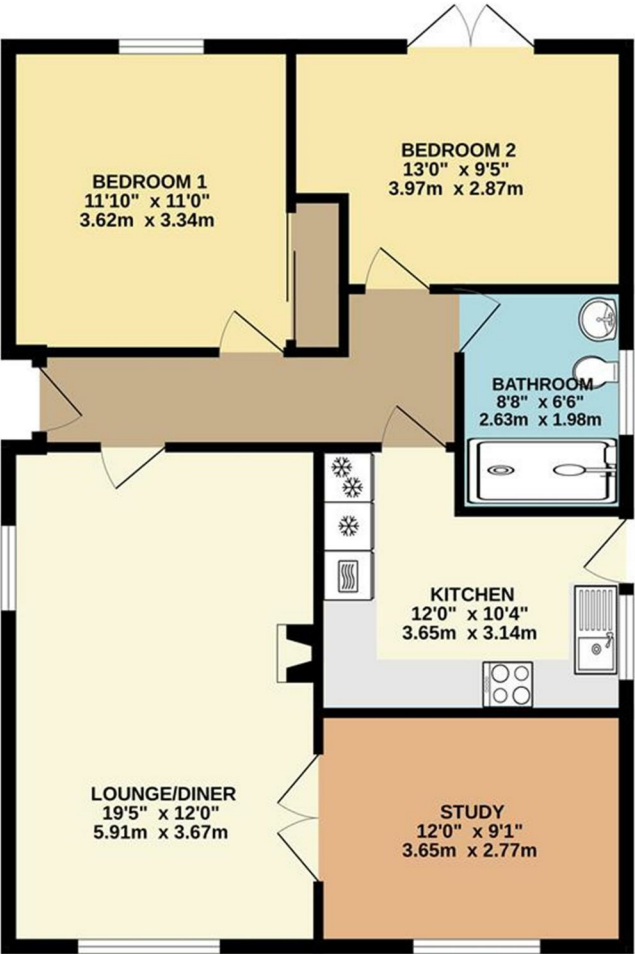
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops 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.



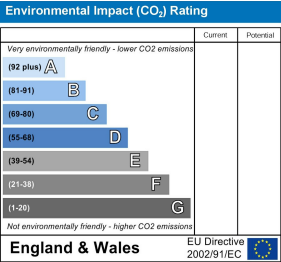
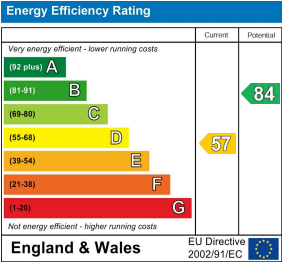
GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



- Detached Bungalow
- Contemporary Kitchen
- Lounge/Dining Room
- Study
- Two Bedrooms
- Contemporary Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- Highly Regarded Village Location
- Viewing Highly Recommended



TOTAL FLOOR AREA: 998 sq.ft. (92.7 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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