Hawthorn Way,
Burwell, Cambridgeshire CB25 0DQ
£285,000

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Hawthorn Way, Burwell, Cambridgeshire CB25 0DQ

A well presented semi detached home on this popular development in the centre of Burwell.

Accommodation comprises of a living room, fully fitted kitchen/diner, separate utility room, ground floor WC, two double bedrooms and a shower room.

Outside there is a fully enclosed large rear garden with block paved patio, lawned area, flower and shrub borders and a workshop. To the front there is a lawned front garden and off road parking for several cars.

Must be seen to be appreciated.

Living Room
15'5" x 10'2"
Windows to front and rear aspect.

Kitchen/Dining Room
12'3" x 9'6"
Fitted with a range of eye and base level units with worktop over. Undermount sink with mixer tap over. Integrated hob, double oven, fridge and dishwasher. Window to rear aspect.

WC
7'6" x 4'5"
WC and sink basin, heated towel rail and a window to front aspect.

Utility Room
7'6" x 6'0"
Fitted with eye and base level units, with space for white goods.

Bedroom 1
15'5" x 10'2"
Windows to front and rear aspect.

Bedroom 2
12'3" x 9'6"
Window to rear aspect.

Shower Room
Suite comprising of a shower cubicle, WC and a vanity sink unit. Window to side aspect.

Outside Front
Mainly laid to lawn with a gravelled driveway leading to front door. Boarded with mature shrubberies.

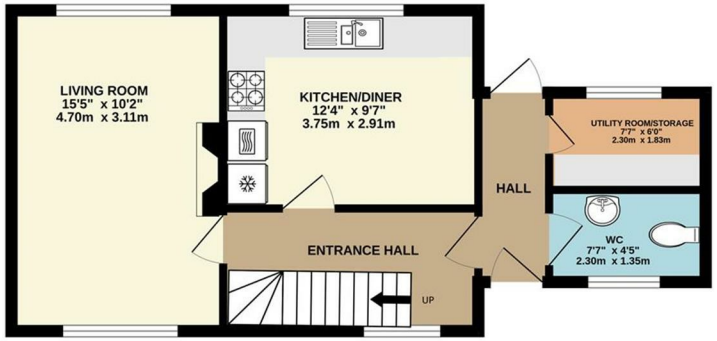
Outside Rear
Fully enclosed rear garden, mainly laid to lawn with decked area leading from back door. Paved pathway leading to bricked shed.

Property details
EPC - D
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Semi- detached house
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 73 square metres
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

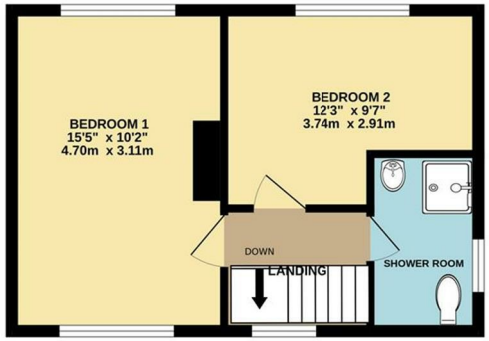
Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. 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.

- **Popular Village Location**
- **Well Presented Home**
- **Separate Utility Room**
- **Generous Bedrooms**
- **Ample Parking**
- **Fully Enclosed Garden**

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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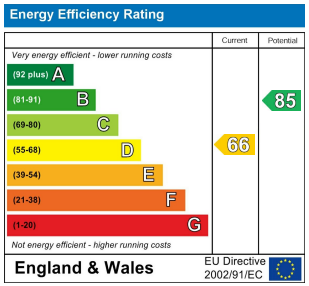

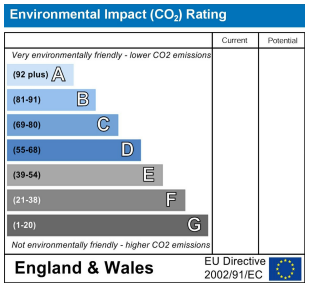

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