



**Parsonage Close, Burwell CB25 0ER**

**Guide Price £410,000**

**MA**  
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# Parsonage Close, Burwell CB25 0ER

A stunning, spacious bungalow well positioned at the end of this quiet cul de sac in the heart of Burwell.

Burwell is a popular village with a range of shops, pubs and restaurants, health facilities, a sports centre and a range of activities for all.

Accommodation includes a living room, fully fitted kitchen, separate utility room, conservatory, two large bedrooms and a shower room.

Outside there is a generous enclosed rear garden with a patio area. To the front there's a small garden and a driveway that provides off road parking for several vehicles and leads to a garage.

The property is sold with no upward chain and must be seen to be fully appreciated.

## 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/combination 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 - End of Terrace Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 100 SQM

Parking –

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

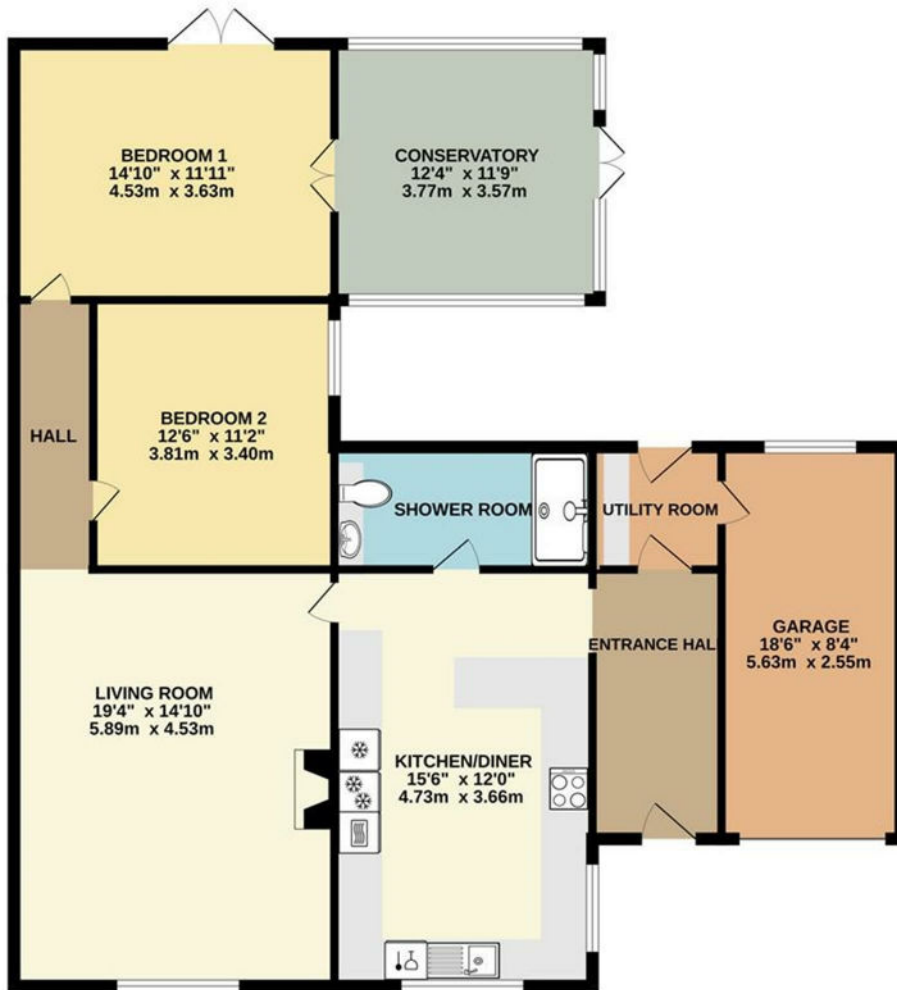
Rights of Way, Easements, Covenants – None that the vendor is aware of

## 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.



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



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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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- End of Terrace Bungalow
- Well Presented Throughout
- Contemporary, Spacious Kitchen/Diner
- Generous Living Room
- Two Double Bedrooms
- Conservatory
- Contemporary Shower Room
- Delightful Rear Garden
- Highly Regarded Village Location
- Viewing Highly Recommended



Energy Efficiency Rating	
Current	Market
Very energy efficient (A)	
(81-91) E	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Avg energy efficient (A) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20)	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Market
Very low environmental impact (A)	
(81-91) E	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Avg low environmental impact (A) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20)	
England & Wales	EU Directive 2002/91/EC

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