



**Bewicks Mead, Burwell CB25 0LW**

**Offers In Excess Of £310,000**



## Bewicks Mead, Burwell CB25 0LW

A modern and detached bungalow set within this small and select cul-de-sac and located in this highly regarded and well served village.

Cleverly planned, this property offers accommodation to include entrance hall, living room, dining room, kitchen, two bedrooms ( ensuite to master ) and a family bathroom.

Externally the property offers a lovely fully enclosed rear garden, garage and parking.

No chain – viewing recommended.

### Entrance Porch

Half glazed door leading to entrance porch. Door leading to dining room.

### Dining Room 10'4" x 8'0" (3.15m x 2.46m)

Light dining room with full height window to the front aspect. Built-in storage cupboard. Glazed door leading to the side driveway. Doors leading to the porch and Bedroom 2.

### Inner Hallway

Doors leading to bathroom, kitchen, living room and Bedroom 1

### Kitchen 10'0" x 7'1" (3.05m x 2.16m)

A range of wood effect eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink with drainer and mixer tap over. Integrated double oven with 4 ring gas hob. Tiled splash backs throughout working areas. Space and plumbing for a dishwasher and washing machine. Tiled flooring. Window facing the side aspect.

### Living Room 13'6" x 10'4" (4.13m x 3.15m)

Spacious living room with large bay window overlooking the rear garden. Attractive fire place with plaster surround and tiled hearth. Doors leading to the rear garden and inner hallway. Radiator.

### Bedroom 1 13'4" x 8'11" (4.07m x 2.72m)

Generous double bedroom with window overlooking the rear garden. Built-in wardrobe. Door leading to en suite shower room. Radiator.

### En Suite Shower Room

Suite comprising of W.C., hand basin and walk-in shower.

### Bedroom 2 9'6" x 8'11" (2.92m x 2.72m)

Good size room with built-in wardrobe. Windows overlooking the front aspect. Radiator.

### Bathroom 6'5" x 5'1" (1.98m x 1.56m)

Suite comprising of low level W.C., hand basin and panelled bath.

### Outside - Front

Gravelled driveway leading to garage. Pathway leading to front porch. Small lawned area.

### Outside - Rear

Fully enclosed charming garden mainly laid to lawn with mature trees and planted borders. Door to garage.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 64 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

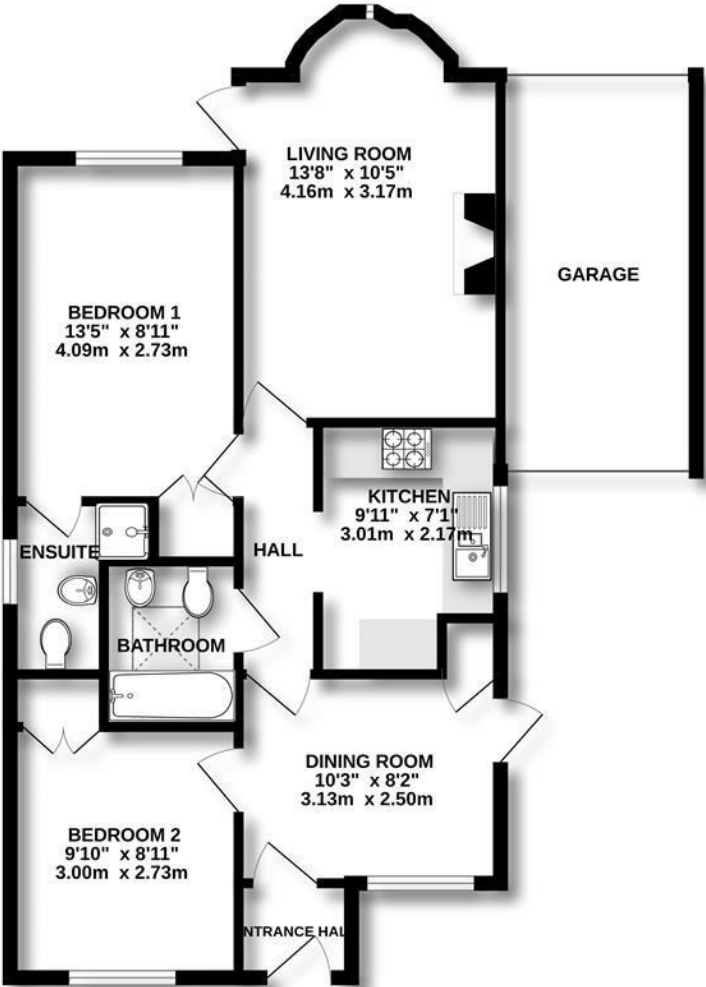
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

– None that the vendor is aware of

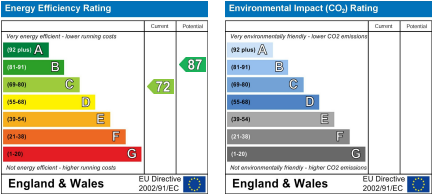
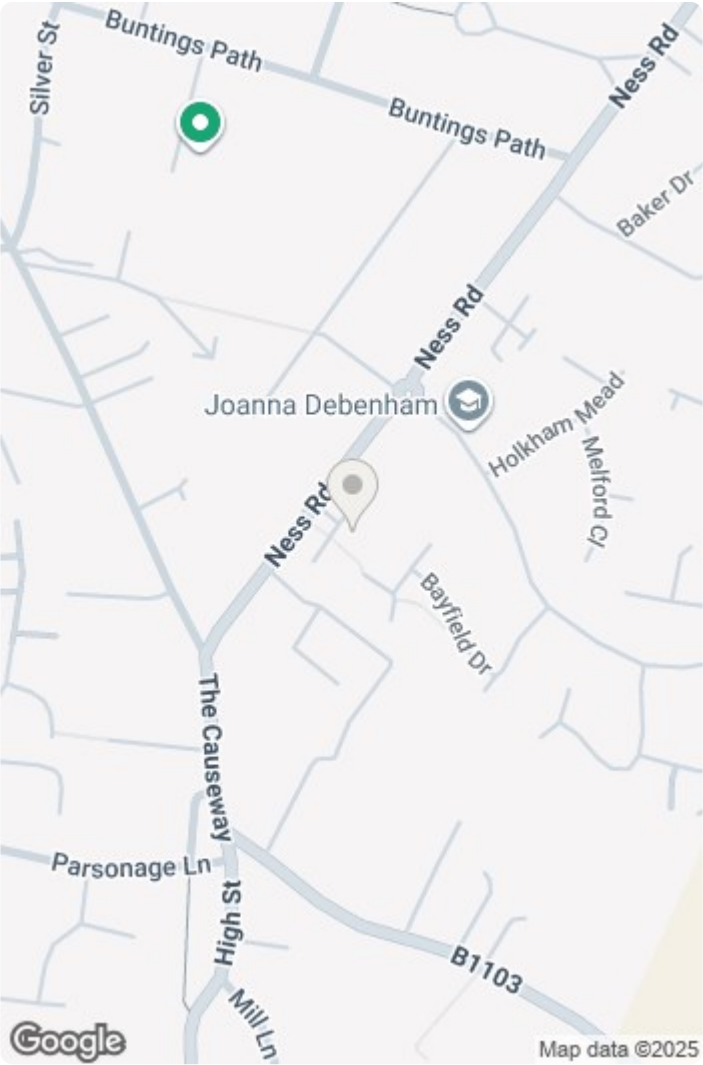


GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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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