



Hawthorn Way, Burwell CB25 0DQ

Guide Price £330,000

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A semi detached home nestled in a small cul de sac close to the centre of the popular village of Burwell available with no upward chain.

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 an open plan living room, dining space and kitchen, three double bedrooms and a bathroom.

Externally, there is an enclosed rear garden with flower and shrub borders. To the front there is a driveway providing off road parking with the potential to add a car barn, subject to planning permission.

Really needs to be seen to be fully appreciated.

Entrance Hall

With doors leading to the kitchen and living/dining room. Attractive Indian stone tiled flooring. Understairs storage cupboard. Stairs leading to the first floor.

Kitchen 10'9"x 8'8" (3.30m x 2.65m)

Modern fitted kitchen with a range of matching eye and base level cupboards with wooden worktop over. Inset Butler style sink with mixer tap over. Integrated oven with gas hob and extractor above. Integrated wine cooler. Space and connection for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Indian stone tiled flooring. Window to the rear aspect. Opening to the living/dining room. Door leading to the rear garden. Door leading to the entrance hall.

Living/Dining Room 20'11" x 11'5" (6.40m x 3.48m)

Spacious ling/dining room with wooden flooring. Window to the front aspect. French doors leading to the rear garden. Vertical radiator. Opening to the kitchen. Door to the entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to ground floor.

Bedroom 1 11'5" x 9'1" (3.48m x 2.79m)

Double bedroom with window to the rear aspect. Built-in wardrobe. Radiator. Door to landing.

Bedroom 2 10'9" x 9'1" (3.30m x 2.79m)

Double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 3 11'5" x 9'0" (3.48m x 2.75m)

Double bedroom with window to the front aspect. Built-in wardrobe. Radiator. Door to landing.

Bathroom 7'5" x 7'4" (2.27m x 2.25m)

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Obscured window. Radiator. Door to landing.

Outside - Front

Lawned area with established hedge boundary and ever green tree. Paved pathway leading to the front door and access gate to the rear garden.

Outside - Rear

Decked area to the rear of the house with French doors leading to the living/dining room and door leading to the kitchen. Lawned area beyond. Paved pathway to the side leading to access gate to the front.

PROPERTY INFORMATION

EPC - C

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

Square Meters - 81 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

57Mbps download, 12Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

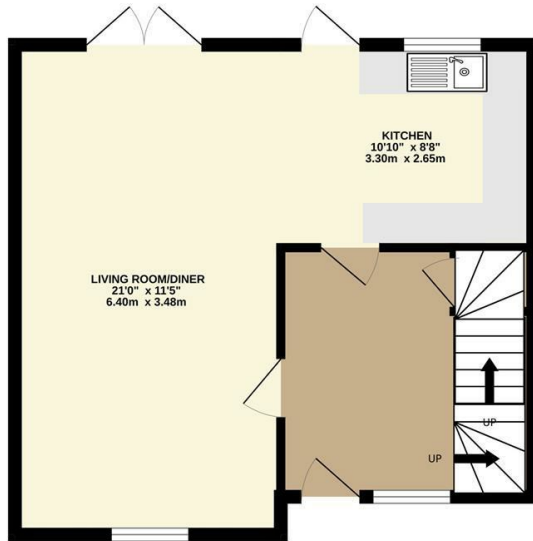
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

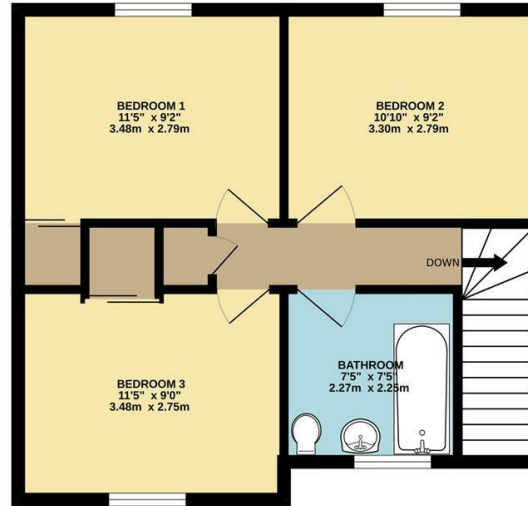
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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
450 sq.ft. (41.8 sq.m.) approx.

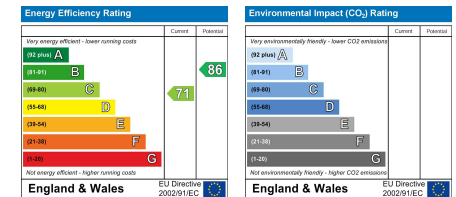
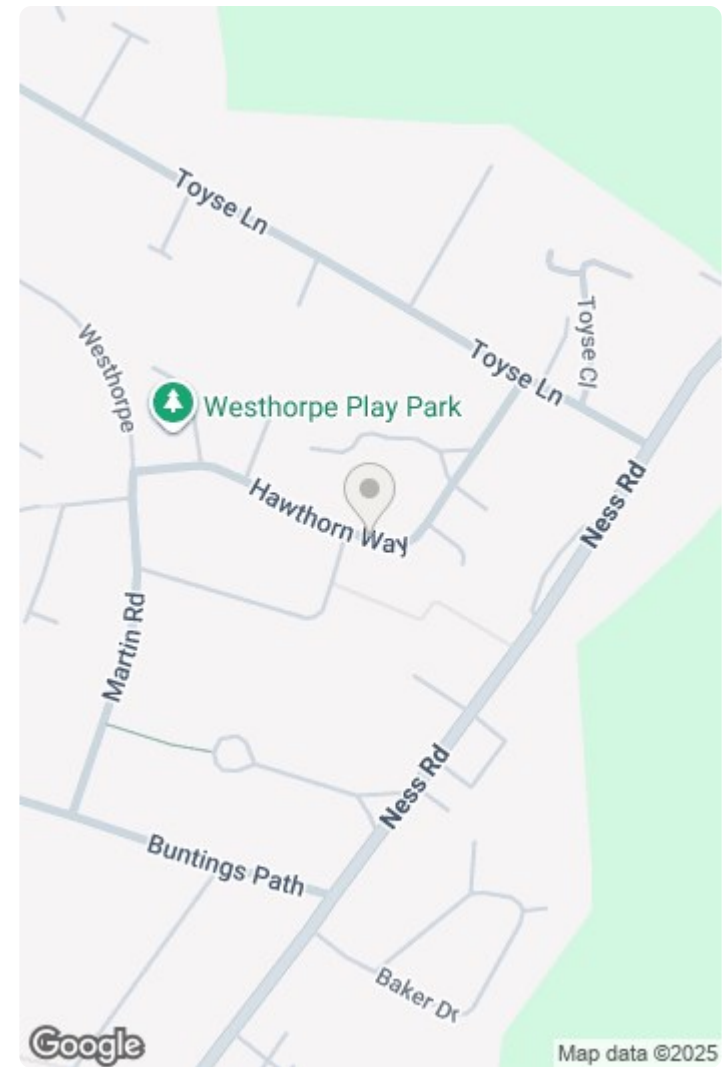


1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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