



**Mill Close, Burwell
Cambridge, CB25 0HL
Offers Over £400,000**

MA
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Mill Close, Cambridge, CB25 0HL

A recently constructed modern and detached bungalow set in this quiet and peaceful cul-de-sac and located in this thriving village setting.

Rather deceptive, this impressive property offers sizeable rooms throughout and boasts cleverly planned space throughout. Accommodation includes entrance hall, living room, kitchen/dining room, three double bedrooms (ensuite to master) and a family bathroom. Benefiting from double glazing and gas fired heating.

Externally the property offers extensive driveway, garage and a fully enclosed rear garden.

No chain – viewing recommended.

Entrance Hallway

With doors leading to all rooms.

Utility Room

With space and plumbing for washing machine. Space for dryer.

Kitchen/Dining Room

12'9" x 10'5"
With a range of matching eye and base level cupboards. Sink and drainer with mixer tap over. Tiled splashbacks. Oven with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator and window to front aspect.

Living Room

16'0" x 9'10"
Fireplace fitted with electric fire. Window to front aspect. French doors leading to side passage. Radiator.

Master Bedroom

13'5" x 12'1"
With fitted wardrobes. Window to rear aspect. Radiator and door to:

En Suite

Suite comprising of low level WC and shower cubicle.

Bedroom 2

13'5" x 9'10"
With fitted wardrobes. Window to rear aspect and radiator.

Bedroom 3

9'6" x 8'2"
With fitted wardrobes. Window to side aspect and radiator.

Bathroom

White suite comprising low level WC, pedestal hand basin and panelled bath with shower over. Obscured window to side aspect. Heated towel rail.

Outside Front

Paved driveway with off road parking for numerous vehicles. Gated access to rear garden. Garage.

Rear Garden

Patio area. Lawned area. Garden Shed. Door to garage.

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 tranquility with convenient access to urban facilities.

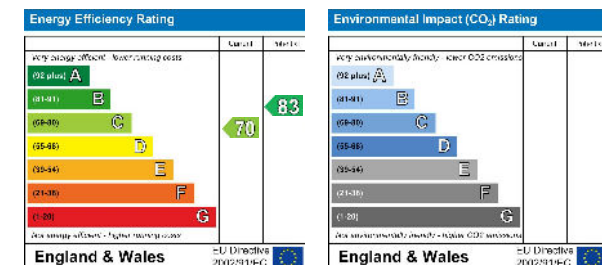
Property Information

EPC - C
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 - SQM
Parking – Garage & Off-Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Superfast available, 51Mbps download, 8Mbps upload
Mobile Signal/Coverage – Ofcom advise limited/likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of





- Modern And Detached Bungalow
- Sizable Rooms
- Three Double Bedrooms
- Double Glazing
- Extensive Driveway
- Garage
- Fully Enclosed Rear Garden
- NO CHAIN - Viewing Recommended



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





