

Myrtle Drive, Burwell CB25 0AJ

Offers In Excess Of £250,000

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A surprisingly spacious end of terrace family home standing at the end of a peaceful cul-se-sac and set in the heart of this thriving and highly regarded village.

Offering well planned rooms throughout, this property enjoys accommodation to include entrance hall, cloakroom, living room, kitchen/dining room, two double bedrooms and family bathroom.

Externally the property offers allocated parking and a fully enclosed rear garden.

Entrance Hall
With doors leading to the living room and cloakroom. Stairs leading to the first floor landing.

Cloakroom
With low level WC and pedestal handbasin. Obscured window. Door leading to the entrance hall.

Kitchen/Dining Room 15'5 x 11'0 (4.70m x 3.35m)
Modern fitted kitchen with a range of eye and base level cupboards with worktop over. Integrated oven with inset gas hob and stainless steel chimney style extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled splashbacks. Stainless steel sink and drainer with mixer tap over. Spacious dining area. Window to the rear aspect. French doors leading to the rear garden. Door leading to the living room.

Living Room 14'4 x 12'3 max x 7'7 (4.37m x 3.73m max x 2.31m)
Spacious living room with large window to the front aspect. Built-in under stair storage cupboard. Doors leading to the kitchen/dining room and entrance hall.

First Floor Landing
With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

Bedroom 1 13'10 x 9'8 (4.22m x 2.95m)
Spacious double bedroom with a range of built-in wardrobes with sliding doors. Dual windows to the front aspect. Storage cupboard. Radiator. Door leading to the landing.

Bedroom 2 15'9 x 8'4 (4.80m x 2.54m)
Well proportioned room with window to the rear aspect. Radiator. Door leading to the landing.

Bathroom
Modern white suite comprising low level WC, pedestal handbasin and panelled bath with wall mounted shower over. Attractively tiled. Obscured window. Door to the landing.

Outside
Paved patio area to the rear and side of the house with French doors leading to the kitchen/dining room. Central lawned area. Timber shed. Access gate to the front.

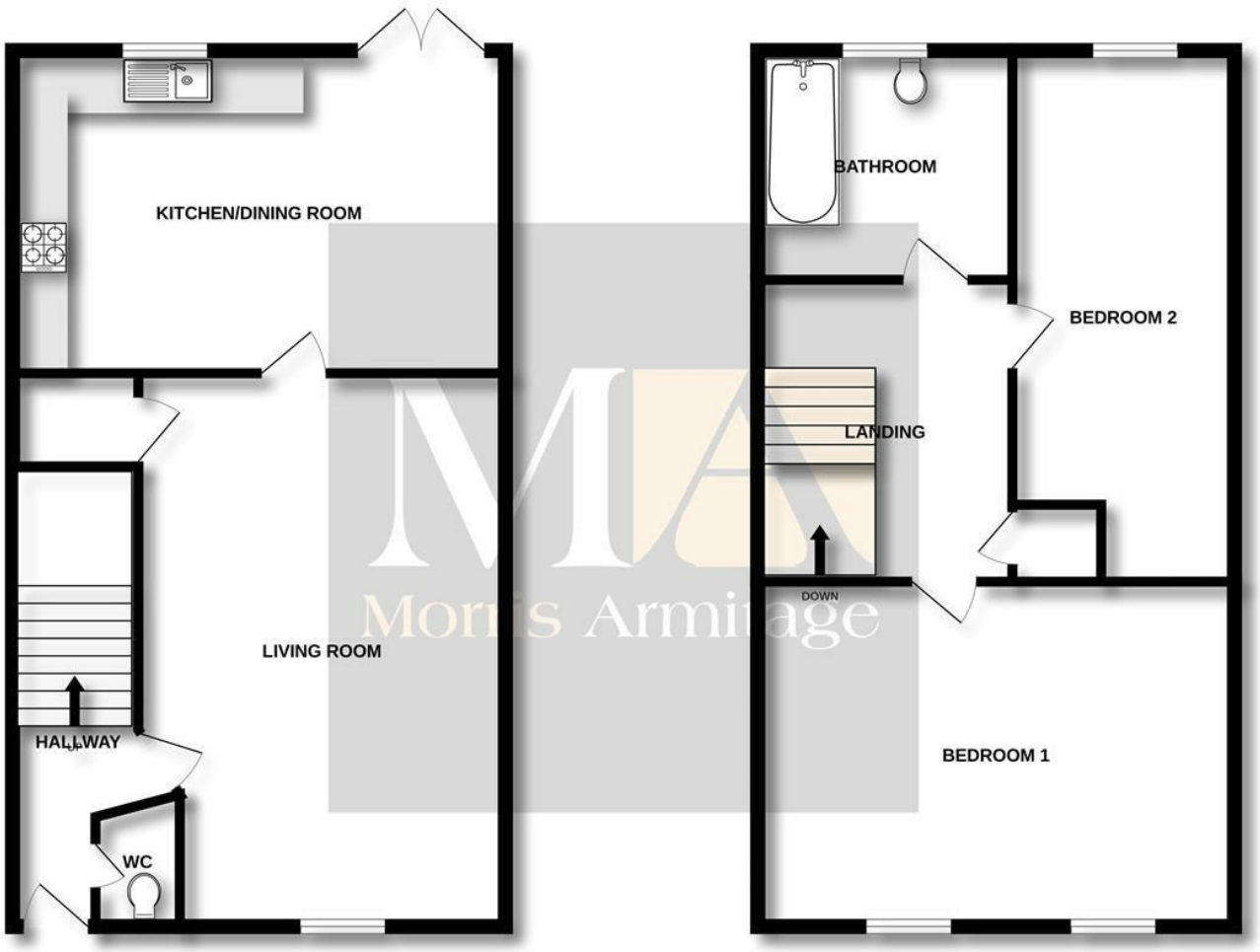
Allocated parking.

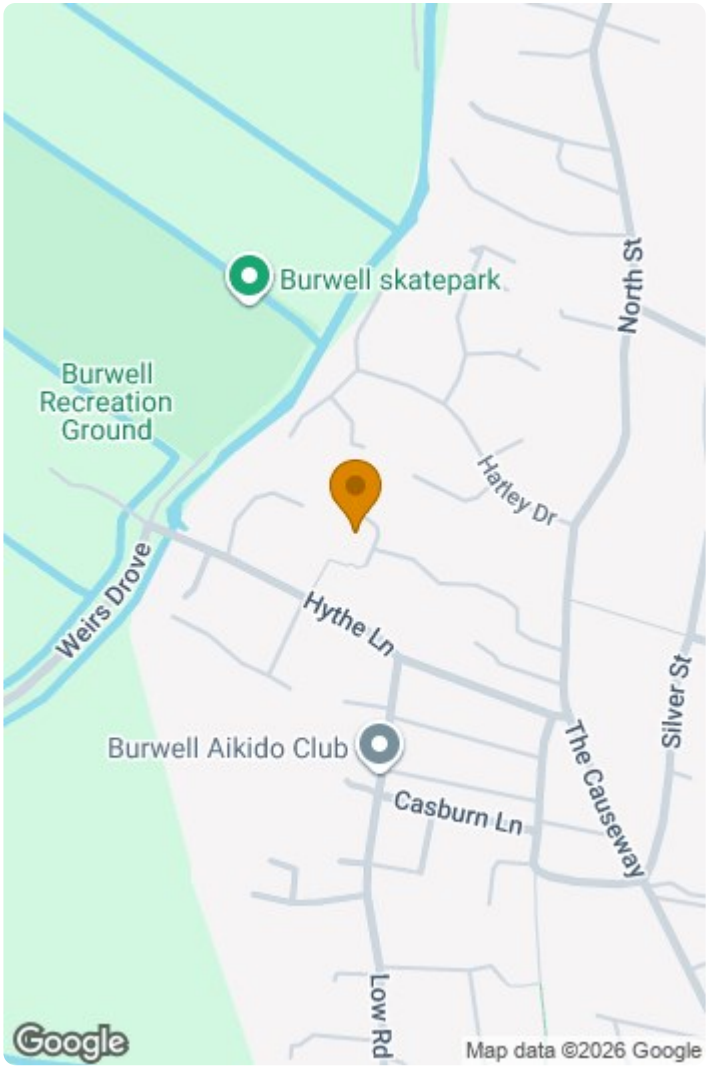
PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - End of Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 77 SQM
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

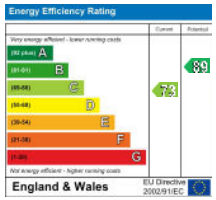
Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre.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

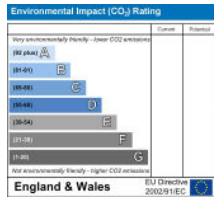
GROUND FLOOR

1ST FLOOR









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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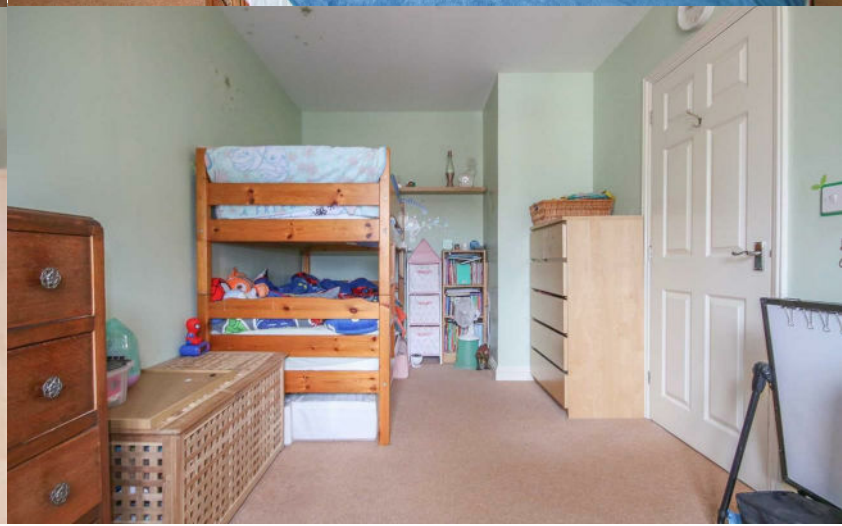


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