



Park Road, Burwell CB25 0ES

Guide Price £340,000

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A modern and detached bungalow set within this sought after village and enjoying a pretty fully enclosed rear garden offering a good degree of privacy.

Updated and improved by the current owners, this property offers accommodation to include entrance hall, living room/dining room, refitted kitchen, two double bedrooms and bathroom. Benefiting from gas fired heating and double glazing.

Viewing recommended.

Entrance Hall

With doors leading to all rooms. Built-in storage cupboard.

Kitchen 11'4" x 10'4" (3.47m x 3.17m)

Modern fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset electric hob above and extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Built-in storage cupboard. Window overlooking the rear garden. Doors to entrance hall and inner lobby.

Living/Dining Room 18'0" x 11'5" (5.50m x 3.50m)

Spacious living/dining room with sliding doors leading to rear garden. Feature fireplace with stone surround and mantel and stone hearth. Radiator. Door to entrance hall.

Bedroom 1 13'11" x 9'11" (4.25m x 3.04m)

Spacious double bedroom with window to the front aspect. Radiator. Door to entrance hall. (NB currently used as dining room).

Bedroom 2 10'5" x 9'0" (3.20m x 2.75m)

Spacious double bedroom with built-in wardrobes. Window to the side aspect. Radiator. Door to entrance hall.

Bathroom

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and generous walk-in shower. Obscured window. Door to entrance hall.

Inner Lobby

With doors leading to kitchen, garage, front driveway and rear garden.

Garage 16'7" x 8'2" (5.07m x 2.49m)

With up and over door. Internal door leading to inner lobby.

Outside - Front

Hardstanding driveway leading to garage, inner lobby door and front door. Lawned area with mature shrub planting.

Outside - Rear

Charming, well maintained rear garden with a huge variety of established planting. Patio area to the rear of the house with sliding doors leading to living/dining room and door to inner lobby.

PROPERTY INFORMATION

EPC - E

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 - 62 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

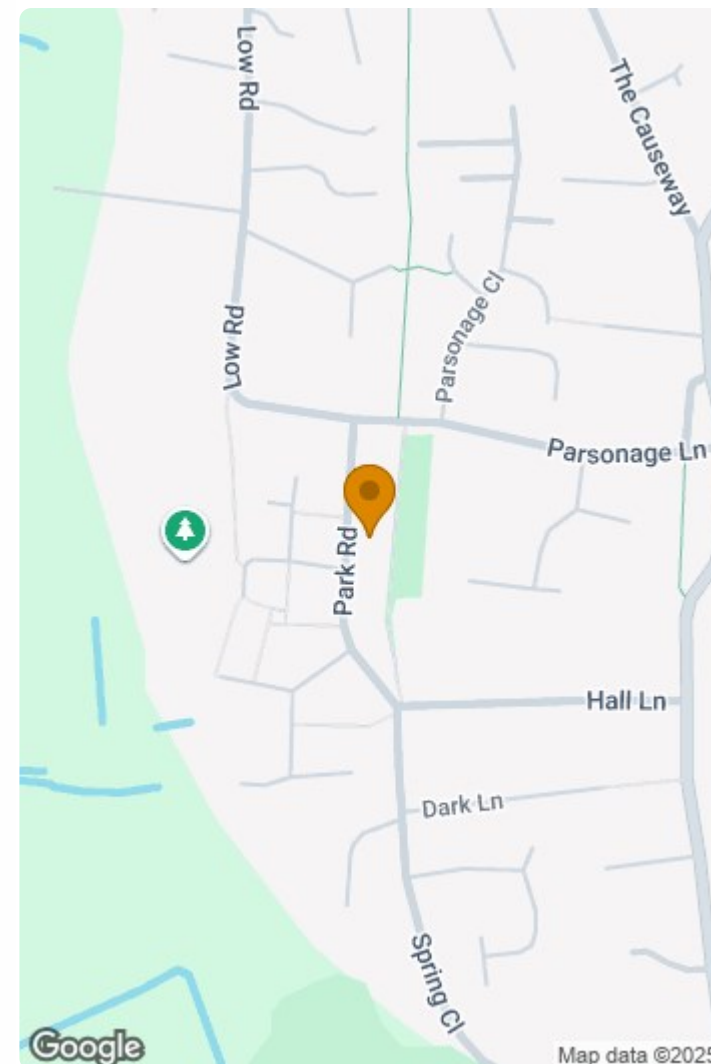
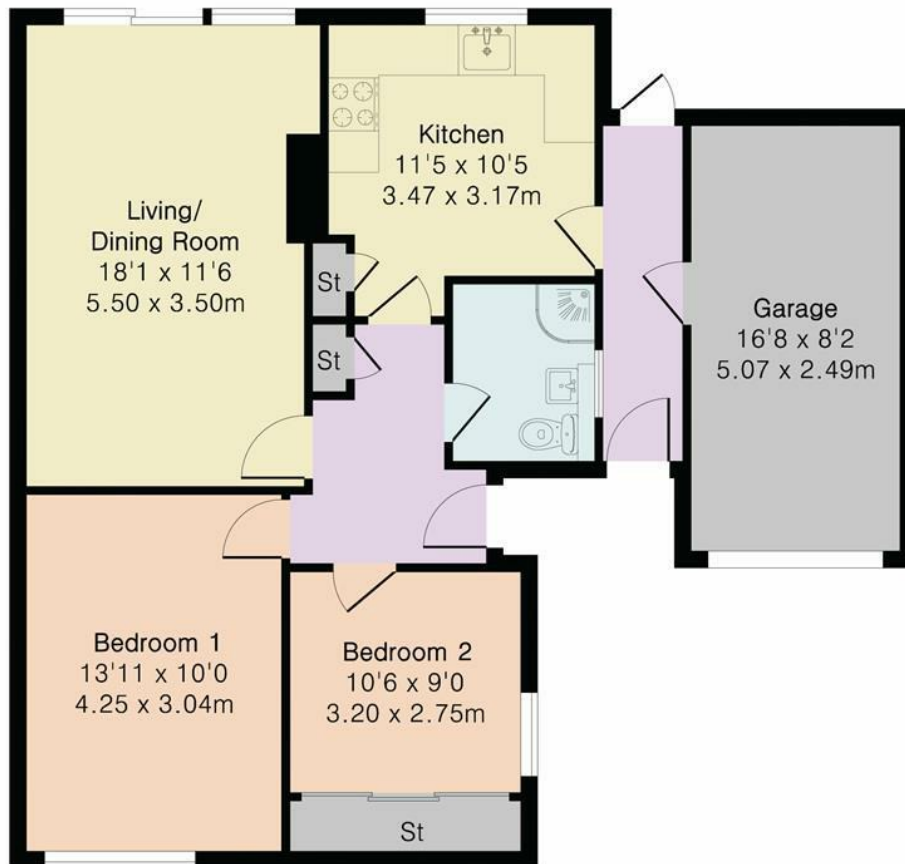
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

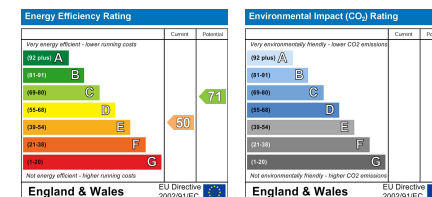
Location

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.

**Approximate Gross Internal Area 853 sq ft - 79 sq m
(Including Garage)**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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