



**Mill Close**  
**Burwell, CB25 0HL**  
**£400,000**

## 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" (3.9 x 3.2m)

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" (4.9 x 3)

Fireplace fitted with electric fire. Window to front aspect. French doors leading to side passage. Radiator.

### Master Bedroom 13'5" x 12'1" (4.1 x 3.7)

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" (4.1m x 3m)

With fitted wardrobes. Window to rear aspect and radiator.

### Bedroom 3 9'6" x 8'2" (2.9m x 2.5m)

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 tranquillity 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

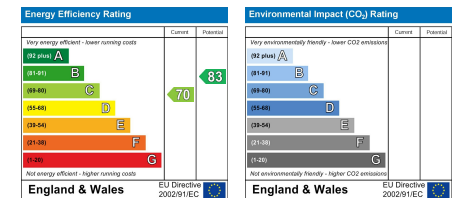
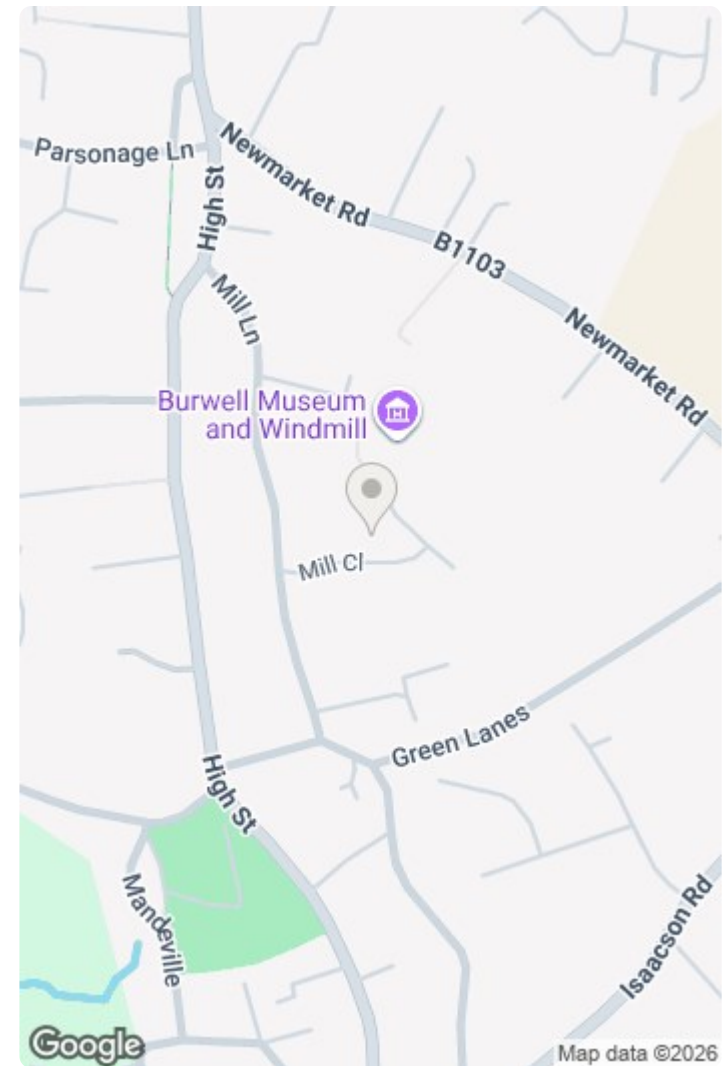
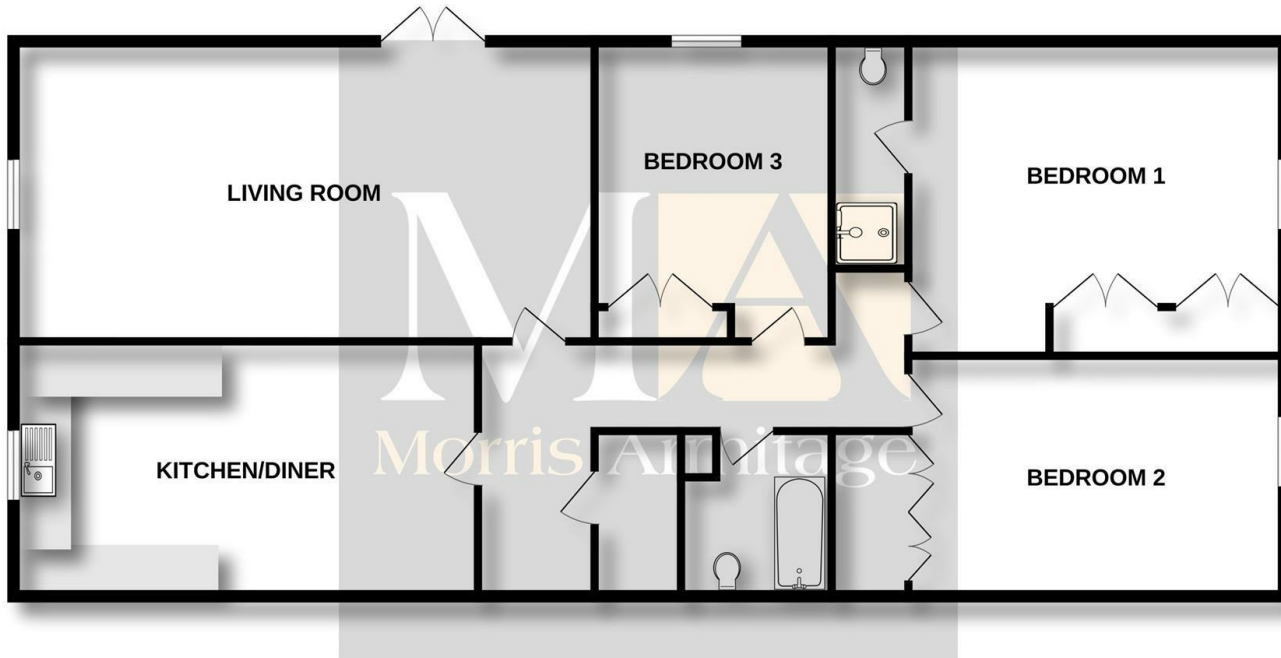
Mobile Signal/Coverage – Ofcom

advise limited/likely on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of





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