



**Kingfisher Drive
Burwell, CB25 0BS
Offers In The Region Of £325,000**

Kingfisher Drive, Burwell, CB25 0BS

An immaculately presented modern semi-detached family home standing on fabulous size plot and offering some delightful South West facing gardens.

This impressive property offers stylishly presented accommodation throughout and has been cleverly planned to offer an entrance hall, cloakroom, living room, kitchen/dining room with built in appliances, two generous size bedrooms and a bathroom.

A real feature of this property is the lovely gardens that wrap around the house and offer extensive landscaped patio areas and garage facilities.

VIEWING HIGHLY RECOMMENDED.

EPC (C)

Council Tax Band B (East Cambs)

Accommodation Details

Part glazed front door leading through to:

Entrance Hall

With engineered wood flooring, storage cupboard, access to living room, kitchen, cloakroom and staircase rising to the first floor.

Living Room 18'0" x 10'2" (5.49 x 3.12)

Dual aspect room with window to the front aspect and French style doors leading to the rear garden, engineered wood flooring, TV aerial connection point, radiator.

Kitchen/Dining Room 18'0" x 7'10" (5.49 x 2.39)

With integrated fridge/freezer and oven, base and eye level cupboards with under lights, ceramic hob, inset sink unit with mixer tap over, tiled splashbacks, engineered wood flooring, radiator, window to the front aspect and French style doors leading to the rear garden.

Cloakroom

With low level WC, wash hand basin and part tiled walls, tiled flooring, extractor.

First Floor Landing

Access to loft space, doors to bedrooms and bathroom.

Bedroom 1 11'7" x 10'2" (3.55 x 3.12)

With window to the front aspect, engineered wood flooring, radiator, built in wardrobes.

Bedroom 2 13'6" x 7'10" (4.14 x 2.39)

With window to the front aspect, radiator, engineered wood flooring.

Bathroom 7'0" x 5'7" (2.14 x 1.71)

With suite comprising panel bath with shower attachment/mixer taps and glass screen, hand wash basin, low level WC, heated towel rail, part tiled walls, tiled flooring, Velux window.

Outside - Front

With borders containing a variety of plants/shrubs, outdoor lighting and side gate access through to the garden.

Outside - Rear

Fully enclosed, mature garden predominantly laid to lawn bordered by a plethora of plants/shrubs and paved seating area.

Garage 16'7" x 8'0" (5.07 x 2.44)

Up and over door and door through to the garden.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 72SQM

Parking –Off Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

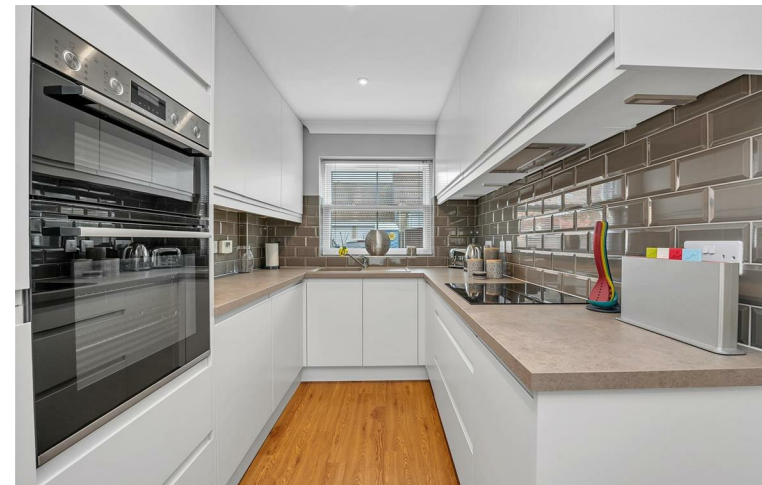
Broadband Type – Superfast

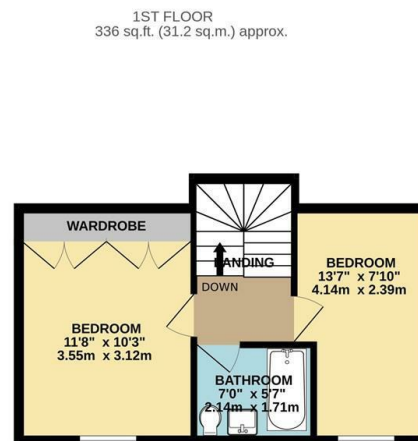
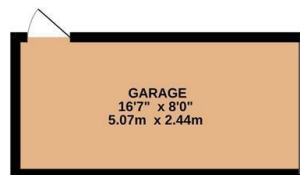
Available download 80Mbps upload 20 Mbps

Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants

– None that the vendor is aware of



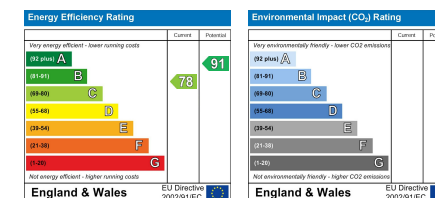
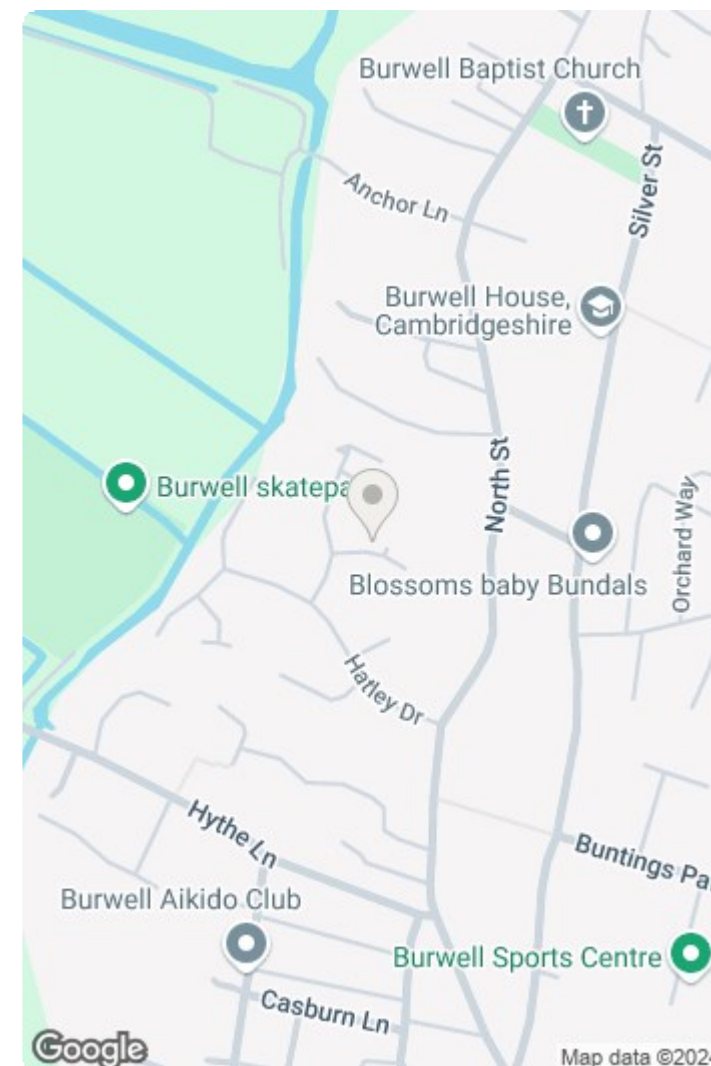


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TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

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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