



Melford Close, Burwell

Pocock + Shaw

2 Melford Close
Burwell
Cambridgeshire
CB25 0JG

A superbly presented modern link detached family home ideally positioned within striking distance of village schooling and local amenities. The home enjoys an enclosed rear garden, garage, driveway and off road parking. EPC: C

Asking Price: £325,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

With the benefit of a gas fired radiator central heating system, double glazed windows and doors, gravel driveway and a single garage with off road parking, in detail the accommodation comprises:-

Entrance Hallway

With a uPVC entrance door, doors to:

Sitting Room / Diner

With a window to rear and side aspects, storage cupboard, two double radiators, exposed wooden flooring, ceiling with two pendant light, stairs rising to first floor, double door leading to rear garden and patio area.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, with a window to front aspect, Pantry storage cupboard, four ring gas hob, extractor over, electric double oven, plumbing and space for

dishwasher & washing machine, space for fridge freezer, tiled flooring.

Ground Floor Cloakroom

Comprising low level WC, hand wash basin, with a window to front aspect.

First Floor Landing

With access to loft space, radiator, fitted carpet.

Bedroom 1

With two windows to rear aspect, large double door wardrobe, radiator, fitted carpet, high level storage cupboard.

Bedroom 2

With a bay window to side aspect, window to front aspect, radiator, storage cupboard, fitted carpet.

Bedroom 3

With a window to front aspect, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising, bath with hand shower attachment over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, tiled surround, low-level WC, with a window to side aspect, radiator.

Outside - Front

Gravelled driveway leading to the garage, with an up and over door, front grassed area with shrub and trees bordering.

Outside - Rear

Enclosed rear garden, laid mainly to lawn, patio area for table and chairs, pedestrian door leading to the garage, trees and shrub borders.



Services & Tenure

Mains water, gas, drainage and electricity are connected.

The property is freehold.

The property is not in a conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection: Basic: 18Mbps, Superfast: 71 Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

Satellite TV: BT, Sky, Virgin.

EPC: C

Council Tax Band: C

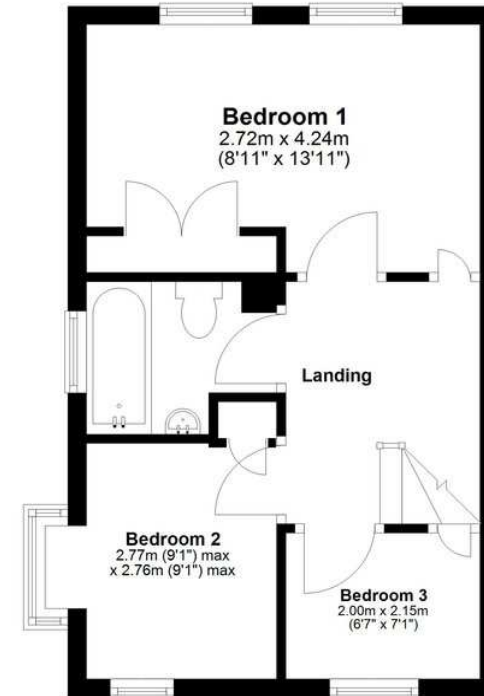
East Cambridgeshire District Council.

Viewing By Arrangement with Pocock + Shaw
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Ground Floor
Approx. 30.4 sq. metres (327.7 sq. feet)



First Floor
Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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