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## 27 Buntings Path Burwell, Cambridgeshire, CB25 0EG

A superb 4 bedroom semi detached family house re modelled in recent years to provide excellent and versatile accommodation complimented by a very large garden understood to be about 200ft in length. Fabulous sitting room, fitted kitchen/dining room, family bathroom, ground floor bedroom and wet room, 3 first floor bedrooms, refitted bathroom, off road parking. EPC: TBC

Guide Price: £395,000



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, bank, 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 into London's Liverpool Street and King's Cross Stations.

This impressive village house has in recent years been much improved and extended to create versatile accommodation suitable for a variety of family needs. The ground floor has an impressive large sitting room with doors opening to the surprisingly generous rear garden, a well appointed kitchen/dining room, cloakroom and a combination of either a family room, double bedroom and wet room or two double bedrooms and a wet room. At first floor level there are three further bedrooms and a refitted bathroom. This house is perfect for a growing family or family with teenagers, demanding their own space. Alternatively, some of the rooms lend themselves to be used as a part annex style accommodation.

Outside is just as impressive, the house being set back behind a large front garden laid to lawn with driveway to one side. To the rear is a garden understood to be almost 200ft in length, rare to find in a house like this.

With the benefit of double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

#### Ground Floor

##### Entrance Hall

With an entrance door, window to the side, tiled flooring, work surface with gas fired combination boiler under, plumbing for a washing machine.

##### Family Room 3.70m (12'2") x 3.22m (10'7")

With a window to rear and side, double radiator, wood laminate flooring.

##### Wet Room

With wash hand basin with shaver point and light, low-level WC, shower area, tiled surround, extractor fan, window to the side, heated towel rail.

##### Bedroom 4 3.53m (11'7") x 3.21m (10'6")

Window to front and side, double radiator, wood laminate flooring.

##### Kitchen/Dining Room an L shaped room 5.40m (17'9") narrowing to 2.08m x 3.39m (11'1") extending to 7.18m

Fitted with a matching range of base and eye level units with granite worktop space over, wine rack, 1+1/4 bowl stainless steel sink unit with single and mixer tap, plumbing for dishwasher, space for fridge/freezer, space for a tumble dryer, space for a range style cooker with extractor hood over, two windows to the front, two double radiators, tiled flooring, large built in cupboard.

##### Inner Hallway

Stairs to the first floor, under stair cupboard, additional cupboard.

##### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC, extractor fan, tiled flooring.

##### Sitting Room 7.07m (23'3") x 5.44m (17'10") max

With French doors to the garden and windows either side, fireplace with fitted gas fire, double radiator, wooden flooring, recessed ceiling spotlights.

#### First Floor

##### Landing

##### Bedroom 1 3.63m (11'11") x 3.03m (9'11")

With a window to the rear, range of fitted wardrobes and fitted bedroom furniture, radiator.

##### Bedroom 2 4.58m (15') x 2.32m (7'7")

Window to the rear, radiator.



**Bedroom 3** 2.62m (8'7") x 2.32m (7'7")  
Window to the front, radiator.

### Refitted Bathroom

Fitted with three piece suite comprising bath with independent shower over and glass screen, wash hand basin in vanity unit, low-level WC, tiled surround, extractor fan, window to the front, heated towel rail, tiled flooring, illuminated demisting wall mirror, recessed ceiling spotlights.

### Outside

The house is set behind a front garden laid to lawn with drive to one side, outside power point and gate to rear. The rear garden is about 200ft long and is laid to lawn with screen fencing, large outbuilding with power, outside power point, side area with light

### Services

Mains water, gas, drainage and electricity are connected.

**Council Tax Band: C** East Cambridgeshire Forest Heath District Council

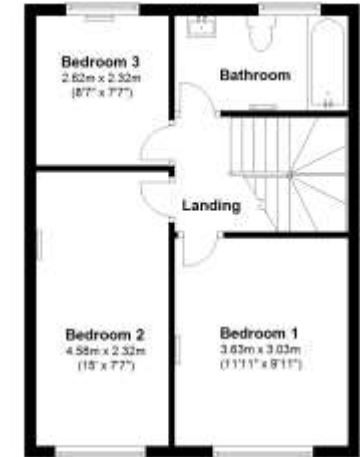
**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor



First Floor



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