



Chestnut Rise, Burwell

Pocock + Shaw

6 Chestnut Rise
Burwell
Cambridge
Cambridgeshire
CB25 0BX

No Chain! Situated in a quiet setting this two bedroom detached bungalow presents a wonderful opportunity for those seeking a single storey living space, to make their own. Comprising two double bedrooms, kitchen/breakfast room, conservatory, generous sitting room and shower room. With an integrated garage, driveway and off road parking. EPC: C

Asking Price £295,000



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.

Situated in a quiet setting approached via a sweeping shingle driveway, shared with just one other property, this detached bungalow presents a wonderful opportunity for those seeking a single storey living space, to make their own. The property comprises two double bedrooms, kitchen/breakfast room, conservatory, generous sitting room and a shower room. With an integrated garage, driveway and ample off road parking.

Outside, a private enclosed garden offers a peaceful retreat for outdoor enjoyment. The property's proximity to a range of amenities ensures easy access to shopping, dining, and other conveniences, making it an attractive choice for those looking for a well-connected lifestyle.

Entrance Porch With windows to front and side aspect, door to:

Kitchen Fitted with a range of base and eyelevel units with worktop space over, inset sink with single drainer and mixer tap, tiled splashbacks, space for oven, extractor hood over, space for fridge & freezer, with a window to front and side aspects, radiator, door to integral garage, opening to:

Sitting Room With a large sliding door leading to the conservatory, two radiators, two ceiling light fittings.

Conservatory Part brick construction, with windows to front and both sides, double doors leading to the rear garden area, tiled flooring.

Bedroom 1 With a window to rear aspect, radiator, fitted three sliding door wardrobe.

Bedroom 2 With a window to front aspect, radiator.

Inner Hallway With a door to storage cupboard, access to part boarded loft space.

Shower room Fitted with a three piece matching suite comprising large shower enclosure with rail and curtains, grab rail, low level WC, pedestal hand wash basin, with a window to front aspect, radiator, laminated flooring.

Garage Remarkably spacious garage with an internal door leading from the kitchen, up and over electric garage door, sink with stainless steel



taps, power and light connected, pedestrian door to the rear garden area, pull down ladder providing access to storage space above.

Services & Tenure

Mains water, gas and electricity are connected.

The property is freehold.

The property is standard construction.

Property type: Detached bungalow

EPC: C

The property is not in a conservation area.

The property is in a very low flood risk zone.

Broadband: Basic 15 Mbps,

Superfast: 101 Mbps

Satellite/Fibre TV availability: BT, Sky, Virgin.

Mobile coverage by the 4 major providers.

Viewing: By prior arrangement with Pocock + Shaw. KS

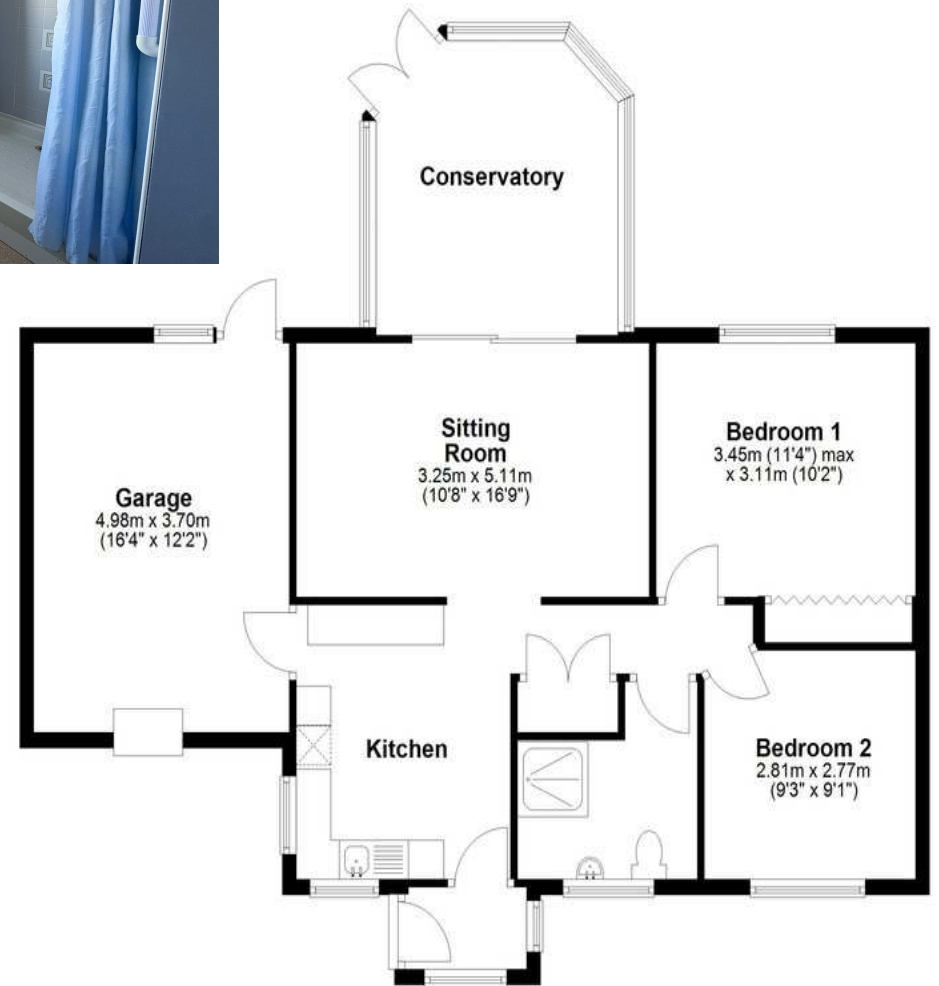


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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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Ground Floor
Approx. 92.1 sq. metres (991.2 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

