



Parsonage Close, Burwell, Cambridgeshire

Pocock + Shaw

9 Parsonage Close
Burwell
Cambridgeshire
CB25 0ER

A beautifully presented 3 bedroom bungalow standing in a sought after village location with delightful aspect to the front over an attractive open green. The property has been significantly updated and modernised and benefits from a generous double aspect living room, an excellent modern fitted kitchen and a recently refitted modern shower room. Features include a private landscaped west facing garden and a garage which has been partially converted to a store room.

Guide Price £440,000



Location 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, 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.

Accommodation

Entrance hall with a part glazed entrance door to the front, full height glazed windows and French doors leading to the garden, opening to the living room.

Inner hallway with a part glazed door to the kitchen, recessed ceiling lighting.

Living room with a full height window to the front aspect.

Kitchen/dining room with a range of modern fitted base and wall mounted units, worktops with inset sink and drainer, integrated double oven and grill with 4 ring ceramic hob and extractor hood, integrated appliances including a dishwasher and washing machine and fridge, tiled flooring, recessed ceiling lighting.

Bedroom 1 a double aspect room with a fitted wardrobe with mirrored sliding doors.

Bedroom 2 with a fitted wardrobe.

Bedroom 3 with a double fitted wardrobe.

Shower room recently refurbished with a modern suite comprising a walk-in shower area, handbasin with storage under. low level WC, tiled walls and flooring.

Store room a room converted from the original garage with a pair of French doors leading to the garden.

Garage partially converted to the store room with an integral connecting door and an electrically operated roller shutter door.

Outside The property stands in an attractive position overlooking an open green space with established trees. A front garden is laid to lawn with slate beds and a driveway with parking leads to the garage.

At the rear is an enclosed and private west facing garden landscaped and with a lawn raised sleepers, an area of slate shingles and a timber summerhouse.

Tenure The property is freehold.

Services

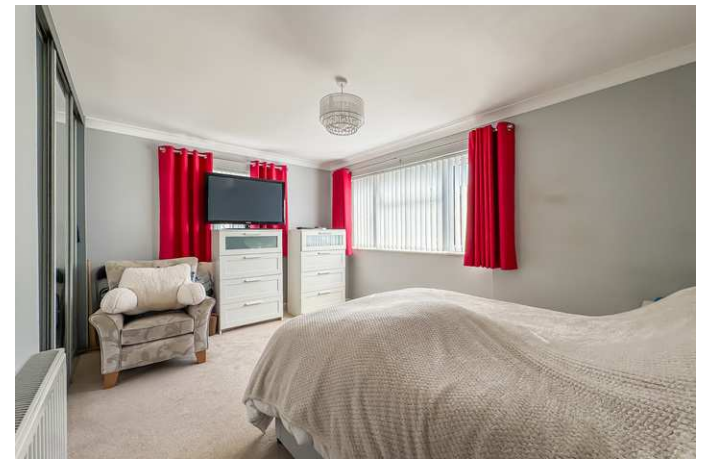
Mains water, gas, drainage and electricity are connected.

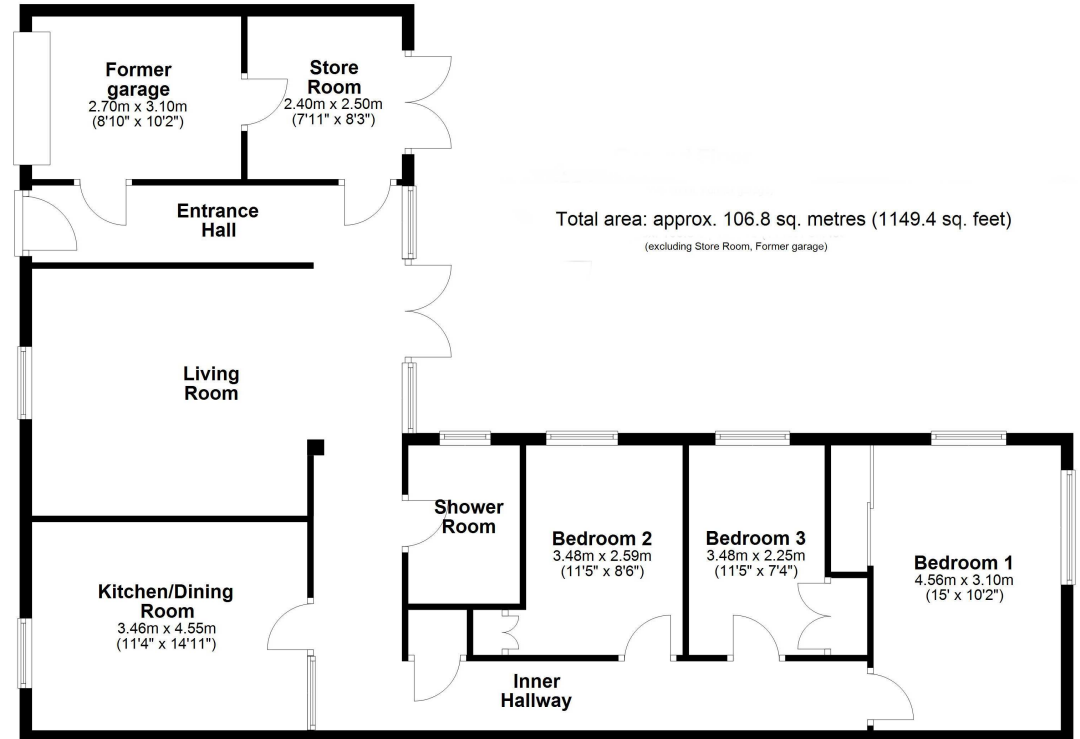
The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Superfast 97Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





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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