



Reach Road Burwell Cambridgeshire

Pocock + Shaw

28 Reach Road
Burwell
Cambridgeshire
CB25 0AH

An outstanding and beautifully presented 2/3 bedroom detached bungalow, delightfully positioned in a non estate location towards the outskirts of this highly regarded and well served village. Complete with attractive established, well tended and fully enclosed front and rear gardens, a paved driveway and a detached garage. EPC: D

Guide Price £615,000



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.

Comprising a welcoming entrance hallway, attractive sitting room with fireplace, modern fitted kitchen / dining room, separate dining room/ potential third bedroom, 2 further principal bedrooms, shower room and a family bathroom. The dining room is currently in use as a third bedroom and the versatile layout offers potential to modify to individual needs if desired.

With the benefit of a newly installed gas fired radiator combination central heating system, oak internal doors, uPVC double glazing, CCTV camera, in detail the accommodation includes:-

Entrance Hall With an entrance door, window to the front aspect, Velux window, storage cupboard housing the meter unit, two radiators, wooden flooring, access to loft space.

Kitchen/Diner 5.49m (18') x 3.96m (13') Recently refitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge and freezer, space

for freezer, plumbing for washing machine, plumbing and space for dishwasher, built-in eye level double electric oven, fitted eye level grill, 6 ring induction hob with extractor hood over, with a window to front aspect, window to rear aspect, built-in airing cupboard housing the hot water cylinder, inset lighting, radiator, ceramic tiled flooring.

Sitting Room 4.66m (15'3") x 3.78m (12'5") max With a picture window to the front aspect, made to measure window shutters, feature fireplace, hardwood flooring, radiator, TV point, decorative lighting.

Conservatory A modern, brick and uPVC double glazed construction with vent windows, power and light connected, radiator, ceramic tiled flooring.

Dining Room 4.88m (16') x 3.42m (11'3") Currently in use as a bedroom, with a picture window to the rear aspect overlooking the garden, double oak doors, radiator, wooden flooring.

Family Bathroom Fitted with a matching three piece suite comprising pedestal hand wash basin with storage under, low level WC, bath with shower over, part tiled walls, tiled floor, heated towel rail, with an opaque window to side aspect, useful tiled shelf.

Bedroom 1 5.62m (18'5") max x 3.77m (12'5") With a picture window to front aspect, made to measure window shutters, radiator, wooden laminate flooring, TV aerial point.

Bedroom 2 3.78m (12'5") x 3.00m (9'10") max With a window to front aspect, made to measure window shutters, radiator, wooden laminate flooring.



Shower Room Fitted with a matching three piece suite comprising vanity wash hand basin, shower enclosure with glass screen door and shower over, with a window to side aspect, airing cupboard with storage space and radiator, Karndean flooring, heated towel rail.

Outside Lovingly tended gardens laid mainly to lawn with well stocked flower borders and ornamental trees, wrap around the front, side and rear of the property are stocked with a variety of plants shrubs and trees and enclosed by panelled fence to front, rear and sides. The block paved driveway provides off road parking and leads to the detached garage with power and lighting and complete with a remote-controlled shutter door. The brick paved pedestrian pathway leads to the front entrance door, side door to garage and to the side pedestrian gate leading to the private rear garden, patio areas and timber garden shed.

Services & Tenure

Mains water, gas drainage and electricity are connected.

The property is freehold.

The property is of standard brick construction. Council Tax Band: D, East Cambs. District Council.

The property is not in a conservation area.

The property is in a very low flood risk area.

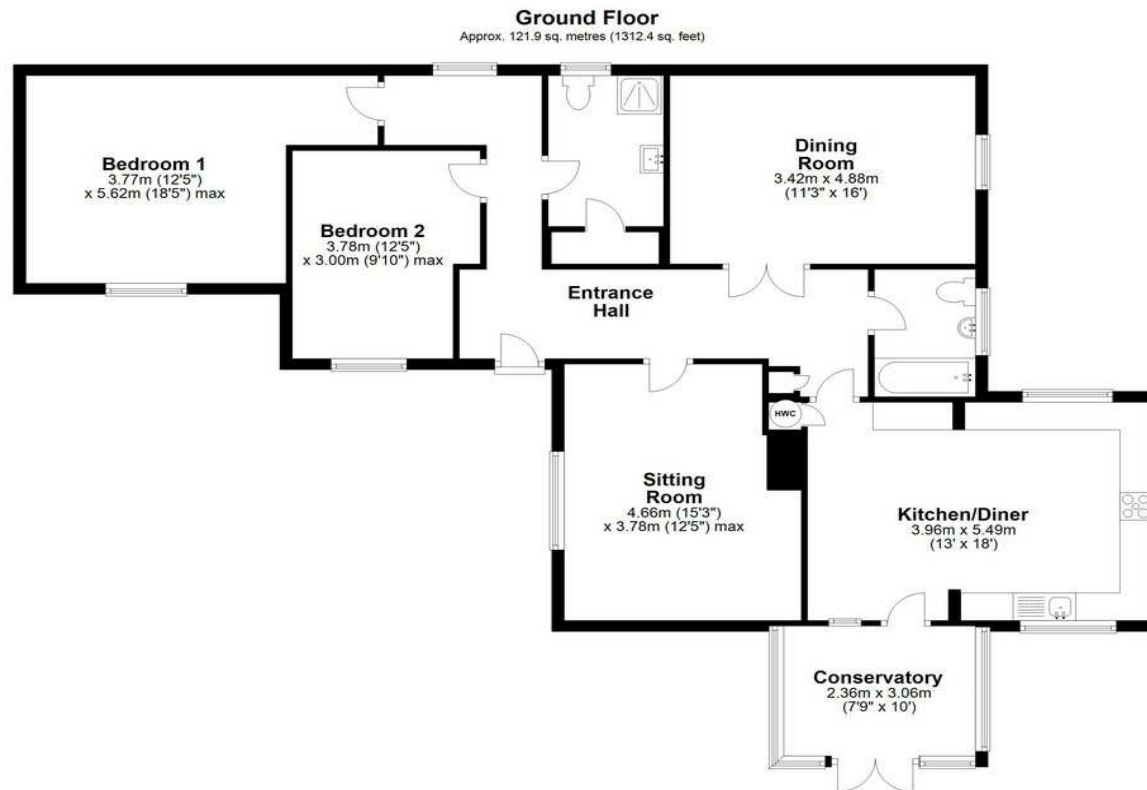
The property has a registered title.

Mobile coverage by the four major carriers available.

Broadband: Basic 16 Mbps, Superfast 65 Mbps.

Satellite / Fibre TV Availability BT Sky Virgin

Viewing: By prior arrangement with Pocock + Shaw.



Total area: approx. 121.9 sq. metres (1312.4 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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