



Hawthorn Way Burwell

Pocock + Shaw

12a Hawthorn Way
Burwell
Cambridge
Cambridgeshire
CB25 0DQ

A really well presented modern 3 bedroom semi detached house, pleasantly situated within a cluster of similar properties towards the outskirts of this well served and sought after village. Spacious well appointed accommodation providing excellent value for money, an early viewing is highly recommended. EPC:TBC

Guide Price: £300,000



Burwell is situated in pleasant countryside approximately eleven miles northeast 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, church, Anglican and non conformist churches, 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.

This modern and very well presented semi detached family home is tucked away in the heart of this much loved and ever requested village, pleasantly positioned within a cluster of similar properties. Accommodation includes an entrance porch, entrance hall, attractive sitting room, modern fitted kitchen, three generous double bedrooms plus a superb fitted shower room.

Benefiting from a gas fired radiator heating system and double glazing throughout, off road driveway parking and delightful, beautifully tended front and rear gardens. In detail, the accommodation includes:-

Ground Floor

Porch

With an entrance door, window to front, door leading to:

Entrance Hall

With a staircase rising to first floor, radiator, thermostat control, laminate flooring.

Kitchen 3.30m (10'10") x 2.64m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, tiled surround, wall mounted gas boiler serving heating system and domestic hot water, with a window to rear aspect, radiator, door to rear garden.

Cloakroom

Fitted with a two piece suite comprising hand wash basin, low level WC, laminate flooring.

Sitting Room 6.40m (21') x 3.48m (11'5")

A lovely light and airy double aspect room with a window to front, window and door to rear leading to the patio and garden area, radiator, fitted carpet flooring. TV and aerial points.

First Floor Landing

With access to loft space, generous airing cupboard with wooden shelving and cupboard space.

Bedroom 3.36m (11') x 2.73m (8'11")

With a window to rear aspect, radiator, carpet flooring.

Shower Room

Recently refitted three piece suite comprising tiled double shower enclosure with fitted shower above, matching shower base and glass screen, low-level WC, tiled surround, with a window to front aspect, heated towel rail, corner storage unit.

Bedroom 3.48m (11'5") x 2.77m (9'1")

With a window to rear aspect, radiator, carpet flooring.

Bedroom 3.48m (11'5") x 2.69m (8'10")

With a window to front aspect, fitted double door wardrobe, radiator, TV & telephone points.

Outside

The property is set behind a delightful front garden laid mainly to lawn with an interesting array of flowers, shrubs and borders, with a pathway to the front door. There is ample off road driveway parking and a lovely south facing enclosed rear garden with a raised decking area, brick bbq, lovely water feature, outside lighting, mainly laid to lawn with flower borders and beds, raised planters and a timber garden shed.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

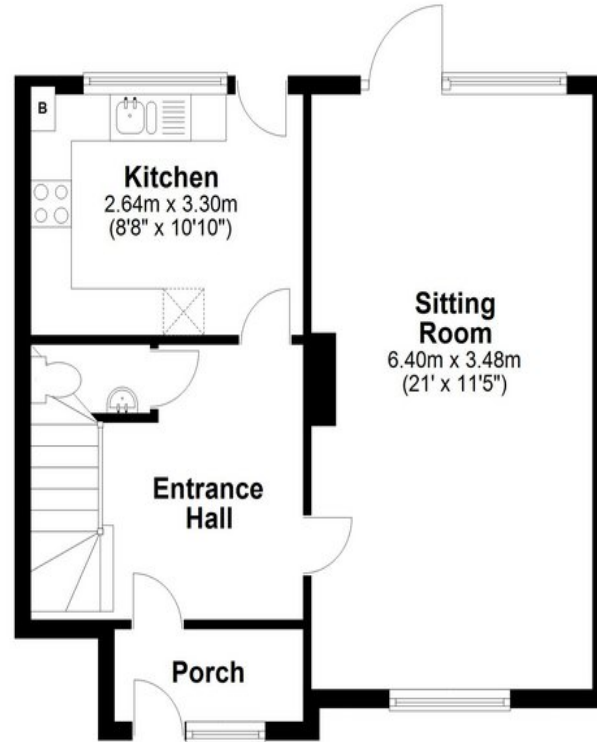


Council Tax Band: C
East Cambridgeshire District Council

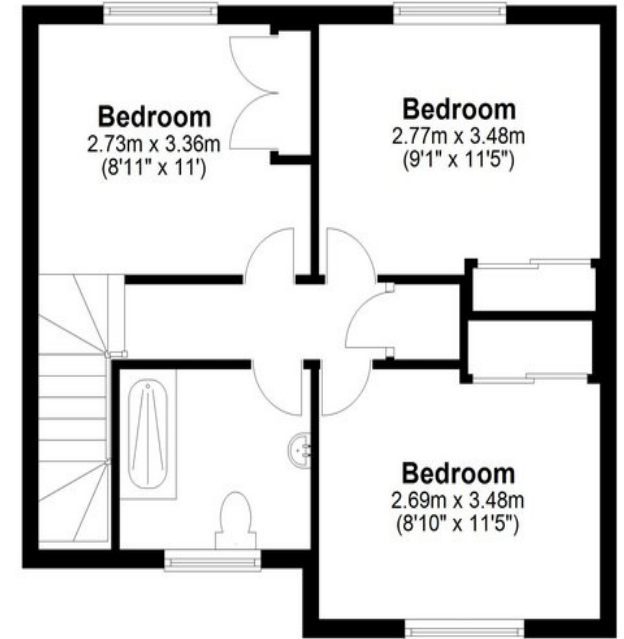
Viewing: Strictly by prior arrangement with Pocock + Shaw. KS



Ground Floor



First Floor



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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