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Residential sales, lettings & management



31 Abbey Close
Burwell
Cambridge CB25 0HN

An impressive 1970's detached bungalow situated in an established residential area close to the edge of this highly regarded village.

The property benefits from a delightful large rear garden with wonderful views, and offers an excellent range of spacious and flexible accommodation.

With no onward chain an early viewing is advised to truly appreciate this superb family home. EPC:D

Guide Price: £475,000



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

Having been improved, cleverly extended and updated in recent times to include a superb modern fitted kitchen with separate utility room, generous sitting room leading to the open plan dining room opening out to the glorious gardens. Further benefiting from four good bedrooms plus a useful study room and a modern bathroom with separate WC.

This impressive single storey residence is further complimented by a delightful large rear garden backing onto paddocks and with wonderful views from the kitchen across open farmland. A further side paved garden area with a timber shed and a glass greenhouse leads out from the utility room. There is ample parking in the extensive communal car park area complimented by a single brick built garage and with a parking space beside the property.

The front garden is set behind low hedging, laid to lawn with floral beds, a paved pathway leads to the newly fitted front door. Beside the home is a single garage with a parking space and additional ample parking at the front in the communal car park. The glorious large rear garden is fully enclosed, complete with a wealth of shrubs plants and fruit trees, a raised stepped decking area, paved patio, outside tap, large fish pond, access to side garden leads to the timber shed and glass greenhouse.

With the benefit of a gas fired radiator heating system and double glazing throughout, in detail the accommodation comprises:-

Entrance Hallway

With a newly fitted part glazed entrance door, a ceiling height window to front aspect, useful alcove space for shoes and coats, karndean flooring, storage cupboard with gas & electric units, with useful shelving, water mains stopcock, radiator.

Sitting Room 5.72m (18'9") x 4.21m (13'10") max
With an opaque glass brick window to side, gas feature fireplace, storage cupboards and alcove shelving, two radiators, recessed ceiling lights, two wall mounted light fittings, part opaque brick screen, opening to:

Dining Room 4.85m (15'11") x 3.78m (12'5")
With two windows to rear aspect, two windows to side aspect, sliding patio door, wall mounted heater, steps lead down to:

Study 3.77m (12'4") x 2.68m (8'10")
With a window to side aspect, two skylight windows, fitted carpet, radiator, door to:

Bedroom 4.84m (15'11") x 3.77m (12'4")
With a window to rear aspect, radiator, fitted carpet.

Kitchen 4.12m (13'6") x 2.17m (7'1")
Fitted with a matching range of base and eye level units with worktop space over and soft close drawers, stainless steel sink unit with single drainer and mixer tap, concealed under-unit runway lights, fitted integrated fridge/freezer and slimline dishwasher, fitted electric fan assisted double oven, fitted eye level grill, built-in five ring gas hob with extractor hood over, slimline larder and spice pull out storage, with a window to the rear aspect, laminated flooring, storage cupboard housing the hot water cylinder, open plan to:

Utility Room 2.41m (7'11") x 1.77m (5'10")
Plumbing for washing machine, space for tumble drier and freezer, wall mounted gas radiator heating boiler serving heating system and domestic hot water with heating timer control, with a window to side aspect, door to side garden area:

Bedroom 4.09m (13'5") x 3.68m (12'1") max
With a large picture window to front aspect, large fitted wardrobe, storage cupboard and recess with additional shelving radiator, fitted carpet.

Bedroom 3.24m (10'8") x 2.04m (6'8")
With a window to front aspect, radiator, fitted carpet, storage cupboard.

Bedroom 3.74m (12'3") x 2.76m (9'1")
With a window to side aspect, large wardrobe, radiator, fitted carpet.



Bathroom

Fitted with two piece suite comprising bath with hand shower attachment over, mixer taps, full height tiling, heated towel rail, extractor fan, wall mounted mirrored cabinet with sensor light, with a window to side aspect, laminated flooring.

WC

Fitted with a low level WC, window to side aspect, laminated vinyl flooring.

Garage 2.5m x 5.36m

Brick built single garage with up and over door, power and light connected.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: E, East Cambs. District Council

Viewing

Strictly by arrangement with Pocock & Shaw. KLS.



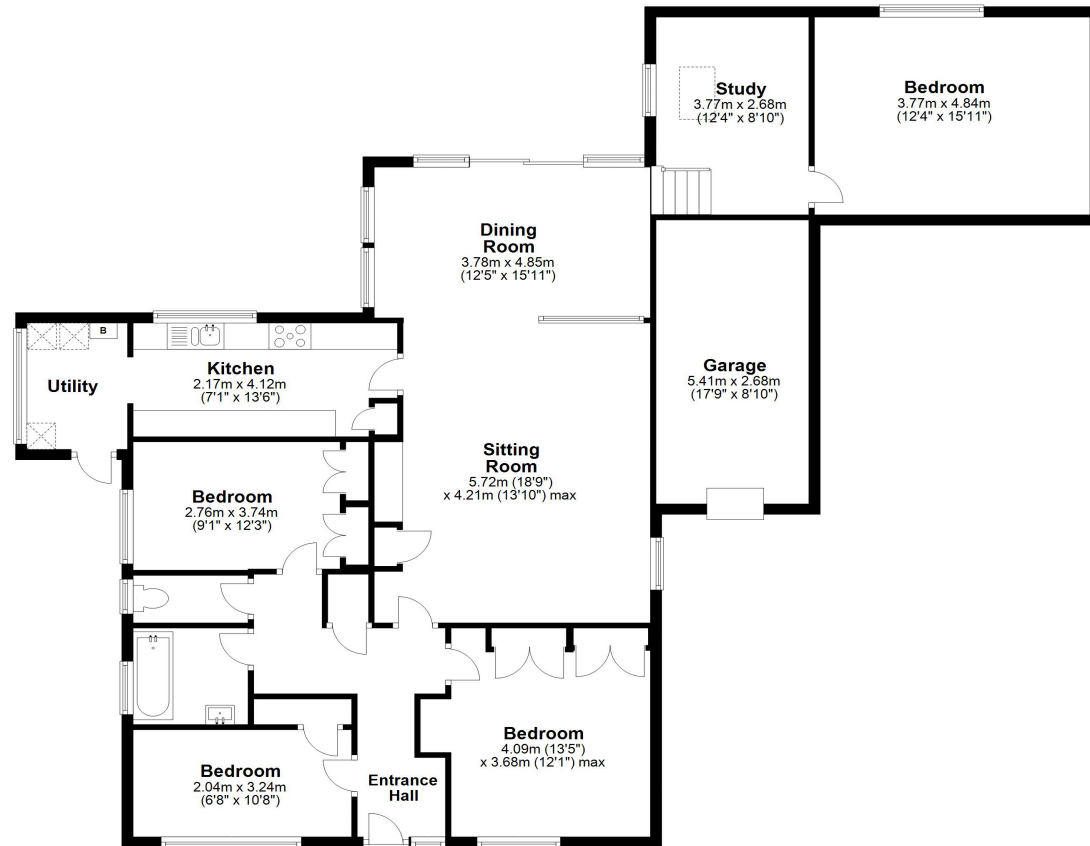
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Ground Floor



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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