

pocock & shaw

Residential sales, lettings & management



36 Myrtle Drive
Burwell
Cambridge CB25 0AJ

An ideal opportunity to purchase a modern and stylishly presented three bedroom end terraced house, benefiting from an attractive sitting room, generous open plan kitchen / diner, master bedroom with en-suite shower room and a family bathroom plus ground floor cloakroom. Complimented by a delightful rear garden, garage and off road parking. EPC: TBC

Guide Price: £355,000



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.

Superbly presented and stylishly appointed, 3 bedroom modern end terraced house, ideally positioned in the heart of this thriving and highly regarded village, nearby a wide variety of shops and excellent local amenities.

The property has the advantage of 2 reception rooms, a well equipped modern fitted kitchen/ dining room and a master bedroom with en-suite shower room. Further benefiting from a ground floor cloakroom, attractive rear garden, garage and off road parking.

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

Ground Floor

Entrance Hall

A welcoming light and airy space with attractive wooden flooring to the ground floor, under-stairs storage cupboard, radiator, stairs rising to the first floor.

Sitting Room 4.76m (15'7") x 2.98m (9'9")

A delightful triple aspect room with a window to side, window to rear, double French doors leading to the enclosed rear garden and patio area, two radiators.

Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, half height tiling, extractor, radiator.

Open Plan Kitchen / Diner 4.77m (15'8") x 3.64m (11'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric point for cooker, built-in fan assisted double oven, built-in four ring gas hob with extractor hood over, with two windows to front aspect and a window to side aspect, radiator, wooden flooring.

First Floor

Landing

With access to loft space, airing cupboard housing the hot water cylinder and with useful wooden shelving, fitted carpet.

Master Bedroom 3.45m (11'4") x 2.87m (9'5")

Currently in use as a home office, with a window to front and side aspect, double radiator, TV and telephone point, laminate flooring.

En-suite Shower Room

Fitted with a three piece suite comprising shower enclosure, hand shower attachment over, pedestal hand wash basin, low level wc, with a window to side aspect, radiator.

Bedroom 2.99m (9'10") x 2.76m (9'1")

With a window to rear aspect, radiator, fitted carpet, built in double door wardrobe.

Family Bathroom

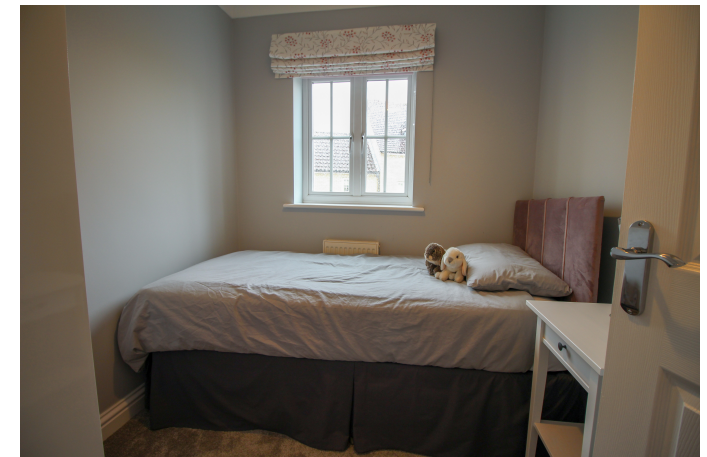
Fitted with three piece suite comprising panelled bath with hand shower attachment over and mixer taps, hand basin, low-level WC, tiled surround, extractor fan, with a window to side, radiator, laminate flooring.

Bedroom 2.26m (7'5") x 2.10m (6'11")

With a window to front aspect, radiator, fitted carpet.

Outside

The home is approached via block paved footpath and driveway, leading to the front door, garage and gated access to the rear.



Garage

Brick built single garage with an up and over door, power and light connected, with a pedestrian door to garden.

Rear Garden

Laid mainly to lawn with an array of trees, flower and shrub borders, raised decking area, outside light and water tap.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band:C

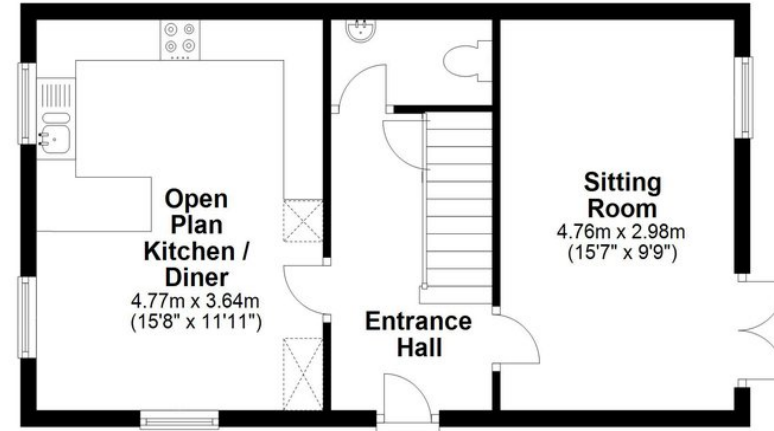
East Cambridgeshire District Council.

Viewing

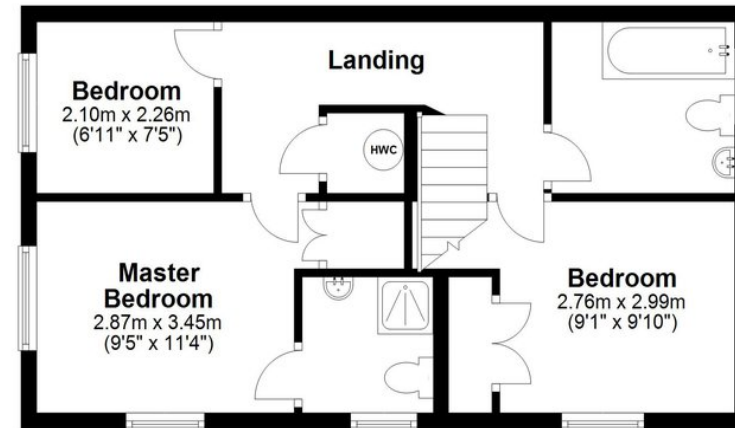
Strictly by prior arrangement with Pocock & Shaw. KS.



Ground Floor



First Floor



pocock & shaw
Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire

Tel: 01638 668 284

Email: burwell@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

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