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Residential sales, lettings & management



10 Swaffham Road
Burwell
Cambridge, CB25 0AN

A fantastic opportunity to purchase a beautifully presented three bedroom detached bungalow benefitting from a large front garden with plenty of off road parking, a spacious shared driveway and a beautiful enclosed rear garden. EPC:D

Guide Price: £445,000



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.

Delightfully set back from the roadside, behind a large front garden and approached via a long shared shingle driveway, this three bedroom detached bungalow is in excellent decorative order and also benefits from an attractive enclosed rear garden. To the rear there is a lovely paved patio area for outside entertaining and enjoyment. Having been extended in recent years to provide a spacious double aspect sitting room and dining area, overlooking the well stocked and meticulously tended rear garden, the property also benefits from a single brick built garage.

With the benefit of a gas fired radiator heating system and uPVC windows and doors, in detail the accommodation comprises:-

Entrance Hallway

With an entrance door, radiator, airing cupboard housing the hot water cylinder and wooden shelving, double door storage cupboard.

Bedroom 2 3.75m (12'4") x 2.77m (9'1")

With a window to the front aspect overlooking the front garden, radiator.

Bedroom 1 4.75m (15'7") x 3.25m (10'8")

With a large picture window to the front aspect overlooking the front garden area, radiator, space for a large wardrobe.

Sitting/Dining Room 10.57m (34'8") x 3.25m (10'8")

An impressively large and welcoming room having been extended in recent times to provide a spacious and light sitting room, and dining area. Fitted with two skylight windows, with a window to the side aspect, feature fireplace, two sets of sliding patio doors leading to the rear garden and patio area, radiator. TV and aerial points.

Kitchen 3.61m (11'10") x 2.59m (8'6")

Fitted with a matching range of base and eye level units with worktop space over with drawers and tiled, matching with drawers storage under, glass fronted display units, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, with a window to the rear aspect, door to patio area at the rear and garden area.

Bathroom

Fitted with a four piece suite comprising of a shower enclosure with a glass screen door, bath, vanity wash hand basin and low level WC, two opaque windows to the side aspect, heated towel rail.

Bedroom 3 2.62m (8'7") x 2.35m (7'9")

With a window to the side aspect, radiator.

Outside

The property is set back quite a distance from the road and is approached via a large shared shingle driveway, leading to the property and garage. The expansive front garden is laid mainly to lawn, edged with an array of shrubs and trees and part wooden panelled fencing which continues to enclose the well stocked and beautifully tended rear garden with a timber potting shed and delightful patio seating area.



Garage 2.38m x 5.40m

Single brick built garage with power & light connected, useful wooden workbench and shelving.

Services

Mains water, gas, drainage and electricity are connected.

Tenure

The property is freehold.

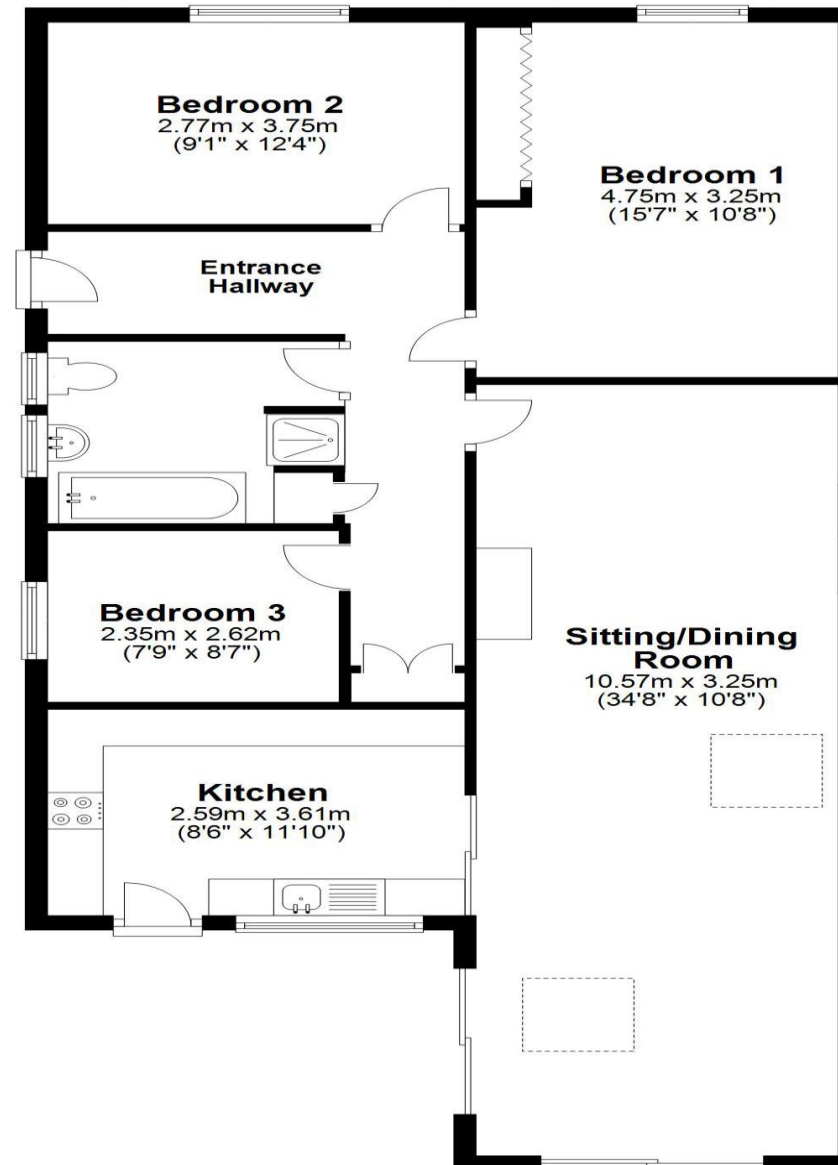
Council Tax Band: D

East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. KLS

**Ground Floor**

Approx. 97.2 sq. metres (1046.3 sq. feet)



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

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

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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