

pocock & shaw

Residential sales, lettings & management



15 Tunbridge Close
Burwell
Cambridgeshire
CB25 0EL

A superb opportunity to purchase a detached bungalow occupying a prime position only a few minutes' walk from the village centre. The property comprises a sitting/dining room, fitted kitchen, modern conservatory, 2 double, 1 single bedroom and a family bathroom. Outside includes a car port, parking and well established gardens. EPC:D

Guide Price: £325,000



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.

Ideally situated amongst a cluster of similar properties near to the heart of this thriving and well served village, and within striking distance of the village centre and shops, this well presented and highly versatile three bedroom detached bungalow, offers a spacious sitting room, modern conservatory, fitted kitchen, large rear porch, three bedrooms and a family bathroom. This well presented home enjoys established front and fully enclosed rear gardens, driveway and parking. The property is offered with the benefit of no onward chain.

With a gas fired radiator central heating system, many double glazed windows and doors, in detail the accommodation comprises:-

Entrance porch

With a part glazed entrance door, window to front aspect, door to:

Entrance Hall

Providing access to loft space, access to storage cupboard, radiator, carpet flooring.

Bathroom

Fitted with three piece suite comprising bath with shower, mixer tap and folding glass screen, pedestal wash hand basin with mixer tap, tiled splashback, tiled surround, glass shelf and low-level WC, with a window to side aspect, radiator, door to airing cupboard.

Bedroom 3.56m (11'8") x 2.62m (8'7")

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

Bedroom 3.59m (11'9") max x 3.01m (9'10") max

With two windows to front aspect, large sliding door fitted wardrobe, fitted carpet, radiator.

Bedroom 2.69m (8'10") x 2.25m (7'5")

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

Sitting Room 5.67m (18'7") x 3.72m (12'2")

With a large picture window to side aspect, two radiators, fitted carpet, sliding door to Conservatory leading to the rear garden.

Conservatory

Part brick/part glazed, modern construction with three windows to side, window to rear, radiator, double doors leading to garden.

Kitchen 3.18m (10'5") x 2.67m (8'9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, fitted dishwasher, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, grill, with a window to rear aspect, door to:

Rear Porch / boot room

With a window to front aspect, door to front and rear of the property.



Outside

Delightful mature well established gardens to front, rear and side of the property, patio area. There is a timber garden shed, side access via gate leading to front.

Services

Mains water, gas and electricity are connected.

Tenure

The property is freehold.
The property is not in a conservation area.
The property is low flood risk.

Council Tax Band: D

East Cambridgeshire District Council

Please note this property is owned by a relative of a Pocock + Shaw staff member.

Viewing strictly by prior arrangement with Pocock + Shaw. KS

Ground Floor

