



Burling Way Burwell

Pocock + Shaw

25 Burling Way
Burling Way
Burwell
CB25 0FJ

Stylish and superbly maintained, this three bedroom end terraced home provides generous, beautifully presented accommodation throughout and benefits from a delightful corner plot, lovely enclosed rear garden, 2 allocated parking spaces and a useful converted garage now in use as a home office/study. EPC: B

Guide Price £365,000



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, 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 and Cambridge North into London Liverpool Street and King Cross Stations.

A superbly presented modern end of terrace house situated close to the head of a popular residential cul-de-sac towards the outskirts of this sought after and well served village, and with attractive views to the rear over woodland. The home comprises a generous open plan living/dining room, a modern fitted kitchen and a ground floor cloakroom. Additional features include 3 bedrooms with an ensuite shower room and a modern family bathroom.

Benefitting from a gas fired radiator central heating system, double glazed windows and doors throughout, the property is situated on a corner plot with generous rear garden 2 allocated parking spaces and a converted garage, now in use as an office/study.

Ground Floor

Entrance Hall

With a uPVC entrance door, radiator, laminate flooring, stairs rising to first floor, alarm control panel.

Kitchen 2.96m (9'9") x 2.60m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 sink unit with swan neck mixer tap and tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, fitted grill, with a window to front aspect, radiator, tiled flooring, ceiling spotlight, radiator.

Sitting/Dining Room 5.35m (17'7") max x 4.90m (16'1") max

A delightful light and airy 'L' shaped space with a window to rear aspect, two radiators, laminate flooring, double door leading to patio area and rear garden.

Cloakroom

Fitted with a matching suite comprising low level WC, wash hand basin, with a window to side aspect, tiled flooring, radiator.

First Floor

Landing

Fitted carpet, radiator, door to airing cupboard

Master Bedroom 5.23m (17'2") max x 2.69m (8'10") max

with a window to rear aspect, double door fitted wardrobe, radiator, fitted carpet, door to:

En-suite Shower Room

Fitted with a matching three piece suite comprising tiled shower enclosure with glass screen door, pedestal hand wash basin, low level WC, laminate flooring, tiled splashbacks, radiator, shaver point.

Bedroom 2 3.09m (10'2") x 2.64m (8'8")

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

Bathroom

Fitted with a matching three piece suite comprising bath with hand shower attachment over, pedestal hand basin, low level WC, window to front aspect, part tiled surround, laminate flooring, radiator.

Bedroom 3 3.48m (11'5") x 2.20m (7'3")

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

Outside

The home is attractively positioned towards the head of a residential cul de sac with a front garden laid mainly to lawn with a small hedge boundary and a paved pathway leading to the front door, gravel driveway providing parking for vehicles and a side gated pathway leading to the rear, outside lighting and garden tap. The fully enclosed rear garden is laid mainly to lawn, a generous paved patio area, gravelled borders, planted with an array of trees and shrubs.



Office/Garden room 5.61m (18'5") x 2.91m (9'7")

An impressive office/study with a window to side aspect, up and over garage door, door to side, solid oak flooring, ceiling spotlights. Power, telephone and internet connected, access to loft space, electric storage heater.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

The property is in a no flood risk area.

Council Tax Band: C

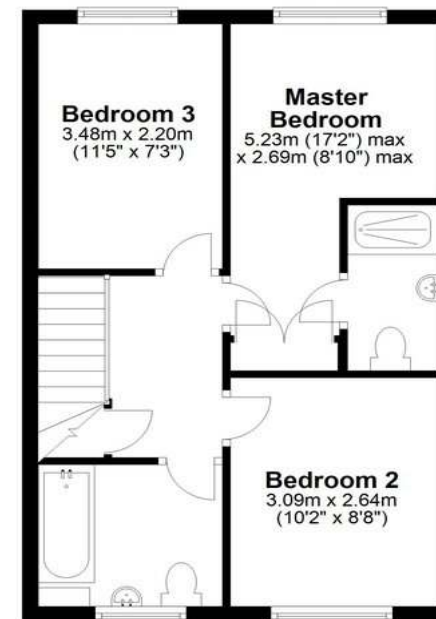
East Cambridgeshire District Council

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

Ground Floor
Approx. 61.3 sq. metres (659.9 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 101.8 sq. metres (1095.5 sq. feet)



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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