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Residential sales, lettings & management



54 Swaffham Road
Burwell
Cambridgeshire
CB25 0AN

Offered with no onward chain and located in a favoured edge of village location on a substantial plot, this spacious detached bungalow offers huge potential to update and modernise and offers the perfect opportunity to create a wonderful home in this highly sought after and well served village. EPC: E

Guide Price: £500,000



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.

Rarely available, this spacious detached bungalow is pleasingly positioned in a substantial plot understood to measure in excess of half an acre (sts) and offers huge potential to improve and update the home.

Offered with the benefit of no onward chain, this spacious and highly versatile property comprises of an entrance porch, entrance hallway, a large double aspect sitting room, generous timber panelled fitted kitchen with central island unit, three bedrooms, study, large conservatory, spacious wet room and separate cloakroom, plus an additional inner hallway with spiral staircase leading up to the extensive useful loft space.

Outside the property is set behind a mature hedge and front garden mainly laid to lawn and planted with a variety of trees and shrubs, accessed via a side shingle and block paved driveway with parking for several vehicles allowing access to the expansive fully enclosed rear garden area.

With the benefit of an oil fired radiator central heating system and many uPVC windows and doors, in detail the accommodation includes:-

Entrance porch

With an arched storm porch, uPVC entrance door.

Entrance Hall

A bright and spacious entrance hallway, two radiators, carpet flooring.

Sitting Room 7.84m (25'9") max x 3.61m (11'10")

With a bay window to the front aspect, picture window to the side aspect, two radiators, fitted wall light, serving hatch from kitchen.

Kitchen/Dining Room 5.97m (19'7") x 4.68m (15'4")

A generous room with timber panelling to walls and ceiling, fitted with a matching range of base and eye level units with worktop space over, central breakfast bar, twin bowl stainless steel sink with double drainer, swan neck mixer tap, base units under and tiled surround, over-unit lighting, serving hatch to sitting room, with plumbing for washing machine, space for dishwasher and tumble dryer, electric point for cooker, fitted double oven, hob with pull out extractor hood over, space for fridge/freezer, fitted timber seating bench, window to side aspect, radiator, tiled flooring, recessed ceiling spotlights light ceiling fan,

Wet Room

Fitted with two piece with rainfall shower and hand held attachment above, hand rails, fitted vanity unit wash hand basin with taps, fully tiled surround, storage under, wall mounted mirror and glass shelf, wall mounted electric fitted fan heater, corner low level WC, opaque window to side aspect, double radiator, non slip vinyl flooring.

Storage cupboard

Walk in storage cupboard with useful wooden shelving, housing the meter units.

Cloakroom

Fitted with a two piece suite comprising low level WC, hand wash basin with taps, mirror above and glass shelf, opaque window to side aspect, radiator.

Bedroom 4.09m (13'5") max x 3.58m (11'9")

With a bay window to the front aspect, radiator, ceiling spotlight with ceiling fan, carpet flooring.

Bedroom 3.14m (10'4") max x 2.62m (8'7")

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

Bedroom 3.81m (12'6") max x 2.56m (8'5") max

With a window to rear aspect, radiator, fitted with wall light.

Inner hallway with spiral staircase

With a window to rear aspect, radiator, double door to storage cupboard, spiral staircase to loft space.

Study 2.53m (8'3") x 2.30m (7'6")

With a window to rear aspect, radiator, tiled flooring.

Conservatory

Half brick and uPVC double glazed construction with uPVC double glazed windows, vent windows and power connected, tiled flooring, entrance door to kitchen, double door to rear garden leading to steps and ramp leading to the rear garden.



Outside:

The property is set back from the road behind a mature hedgerow, the front garden is laid mainly to lawn with a footpath leading to the front door, bordered by an array of shrubs, plants and shrubs. A sweeping part gravelled and block paved driveway beside the home leads to the rear of the property providing hard standing and parking for several vehicles.

The superb and substantial rear garden is fully enclosed with timber panelled fencing and mature hedge, laid mainly to lawn with an interesting variety of mixed plants, shrubs and trees, with a paved pedestrian ramp with handrails and steps leading to the conservatory entrance. Beside the property is the Oil tank, and boiler room.

Boiler room

Housing the Oil-fired boiler servicing the radiator central heating system.

Services

Mains water, and electricity are connected.

Tenure: The property is freehold.

Council Tax Band: D East Cambs. District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw.



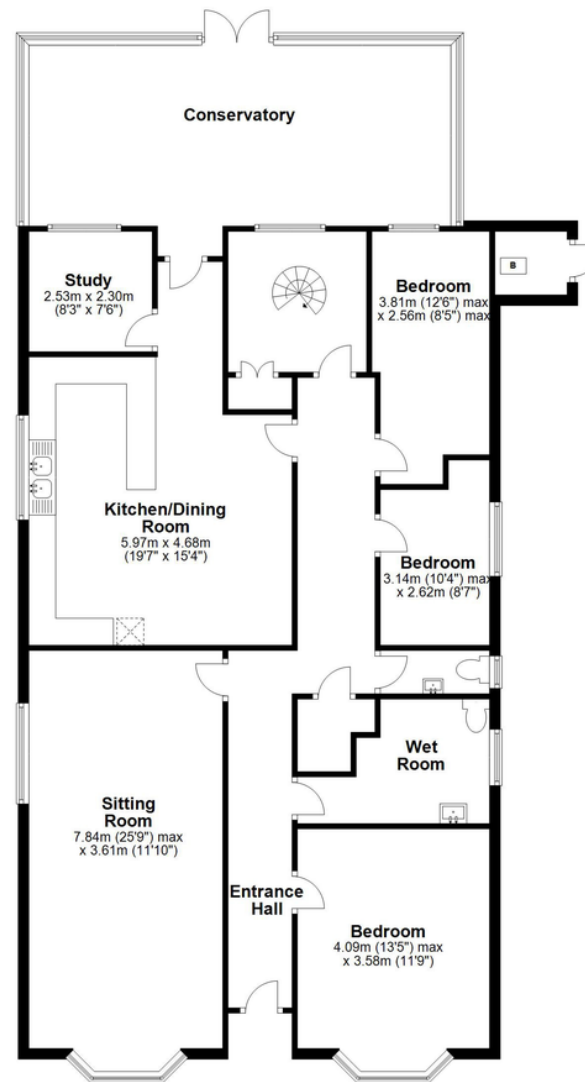
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Ground Floor
Approx. 145.9 sq. metres (1570.4 sq. feet)



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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