



Parsonage Lane, Burwell

Pocock+Shaw

36 Parsonage Lane
Burwell
Cambridge
CB25 0EN

A light and airy detached 3 bedroom bungalow, ideally positioned within this thriving village setting, and offering surprisingly spacious accommodation set in good sized gardens with a garage and off road parking.

- Detached bungalow
- Non estate
- Excellent village location
- Good sized garden
- Garage & Off road parking
- No Chain

Guide Price £395,000



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.

Entrance Hall With a UPVC glazed entrance door, door to the kitchen, door to the garage and glazed door to garden.

Kitchen/Breakfast Room 4.43m (14'6") max x 3.99m (13'1")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for dishwasher, space for range cooker, uPVC double glazed window to the rear, two radiators, additional tall cupboard, recessed spot lights, open plan to:

Sitting/Dining Room L shaped and consisting of

Sitting Room 6.27m (20'7") x 4.80m (15'9")

With a UPVC double glazed window to the front aspect, window overlooking the rear hall, radiator, tall double radiator, high level window.

Dining Area 3.57m (11'9") x 3.13m (10'3")

With a UPVC double glazed window to the front aspect, recessed ceiling spot lights.

Rear Hall With two double radiators, built in storage cupboard. Access to the loft space with combination gas fired boiler.

Cloakroom With UPVC double glazed window to the side, fitted with a two piece suite comprising of a corner wash hand basin and low-level WC, radiator.

Bedroom 1 4.78m (15'8") x 3.05m (10')

With a UPVC double glazed window to the rear aspect, radiator, uPVC double doors to the garden, two built in wardrobes.

Bedroom 2 3.75m (12'4") x 2.81m (9'3")

With a UPVC double glazed window to the side aspect, radiator.

Bedroom 3 3.71m (12'2") x 2.46m (8'1")

With a UPVC double glazed window to side.

Bathroom Fitted with a four five piece suite comprising of a bath, pedestal wash hand basin, shower enclosure, bidet and low-level WC, tiled splashbacks, extractor fan, uPVC double glazed window to the side aspect, radiator.

Garage 8.03m (26'4") x 3.70m (12'2")

With an electric up and over door, uPVC glazed door to garden, window to rear. Kitchen unit with stainless steel sink.

Outside The property is set behind a front garden laid to lawn with shrubs, concreted drive providing off road parking for several cars and path to the front door. The rear garden is of a good size and is laid to lawn with mature shrub borders and paved patio area.

Services Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is in a no flood risk area.

Internet connection, basic: 18Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available.

Tenure The property is Freehold and has a registered title.

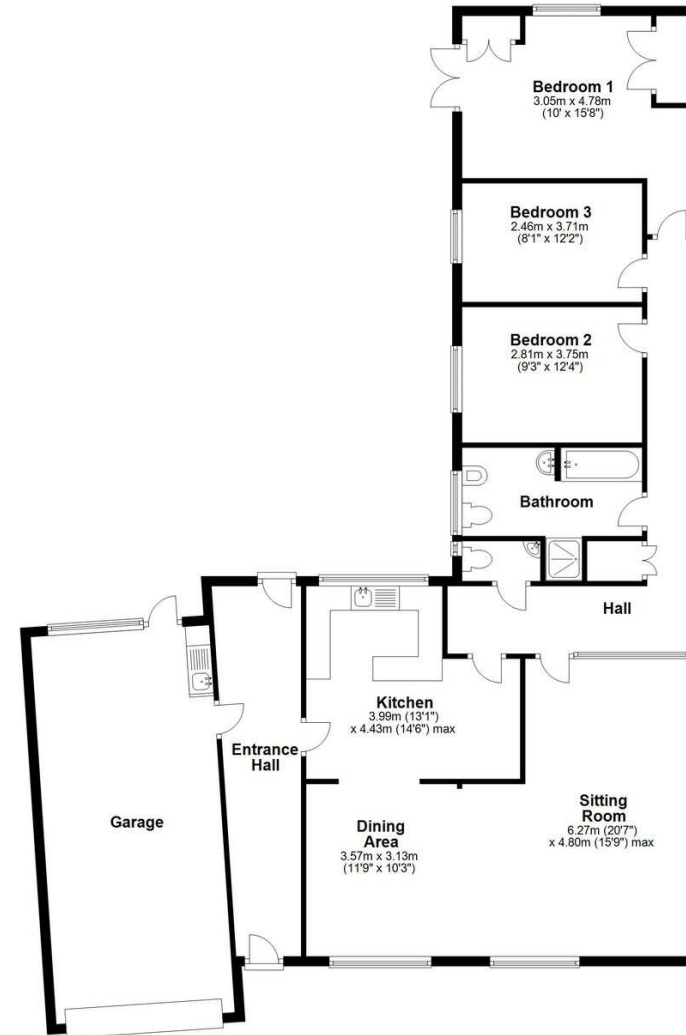
Council Tax Band D East Cambs Council

Viewing By Arrangement with Pocock + Shaw





Ground Floor



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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