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Residential sales, lettings & management



2 Roman Close
Burwell
Cambridgeshire
CB25 0RQ

A delightfully positioned, two bedroom detached bungalow, pleasingly nestled within a small exclusive development of similar properties, close to the heart of this popular and well served village. With the distinct advantage of no onward chain, early viewing is advised.
EPC: C

Guide Price: £322,500



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, doctor's 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.

A rarely available and extremely charming detached bungalow nestled pleasingly amongst a cluster of similar modern properties in a centrally located area within moments from the village centre and striking distance to all amenities.

This well presented home enjoys light and airy rooms comprising a spacious entrance hallway, attractive sitting room, fitted kitchen, two generous bedrooms and a modern fitted wet room. The home is complimented by a small garden to front, plus a lovely fully enclosed rear garden with patio/seating area, a detached single brick built garage and parking for vehicles.

With the benefit of double glazing and a gas fired heating system, in detail the accommodation includes:-

Porch

Open plan storm porch, door to:

Entrance Hall

With a part glazed entrance door, carpet flooring, door to storage cupboard housing the gas fired boiler, fitted smoke detector, radiator, access to loft space.

Airing cupboard

With slatted wooden shelving, radiator.

Sitting/Dining Room 4.98m (16'4") x 3.35m (11')

An attractive room with a window to rear aspect, sliding patio doors leading to the rear garden area, two radiators, fitted carpet, wall light, central heating thermostat, open plan to:

Kitchen 2.94m (9'8") x 2.91m (9'7")

Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, stainless steel sink unit with single drainer and mixer tap, integrated larder fridge and freezer, plumbing and space for washing machine, built-in eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, door to side garden area, with a window to front aspect, laminate floor covering.

Bedroom 1 3.88m (12'9") x 3.35m (11')

A lovely generous room with a box window to rear aspect overlooking the garden, radiator, fitted carpet.

Bedroom 2 2.82m (9'3") x 2.76m (9'1")

With a window to front aspect, window to side aspect, radiator, carpet flooring.

Wet room

Fitted with a two piece suite comprising wash hand basin with taps, high level WC, wall mounted fitted shower with hand attachment, wall mounted shower curtain rail, wall mounted grab rails, with a window to front aspect, heated towel rail, non slip laminate flooring, recessed downlighters, tiled surround, mirror, extractor and shaver point.

Garage

Single brick built garage with electric up and over style door, power and lighting and with a useful pedestrian door leading to the rear garden.

Outside

The fully enclosed low maintenance rear garden is bordered by timber panel fencing and is laid mainly to lawn with a paved patio area and footpath leading to the garage, there is a wooden gate providing access to the front of the home.



Services

Mains water, gas drainage and electricity are connected.

Tenure

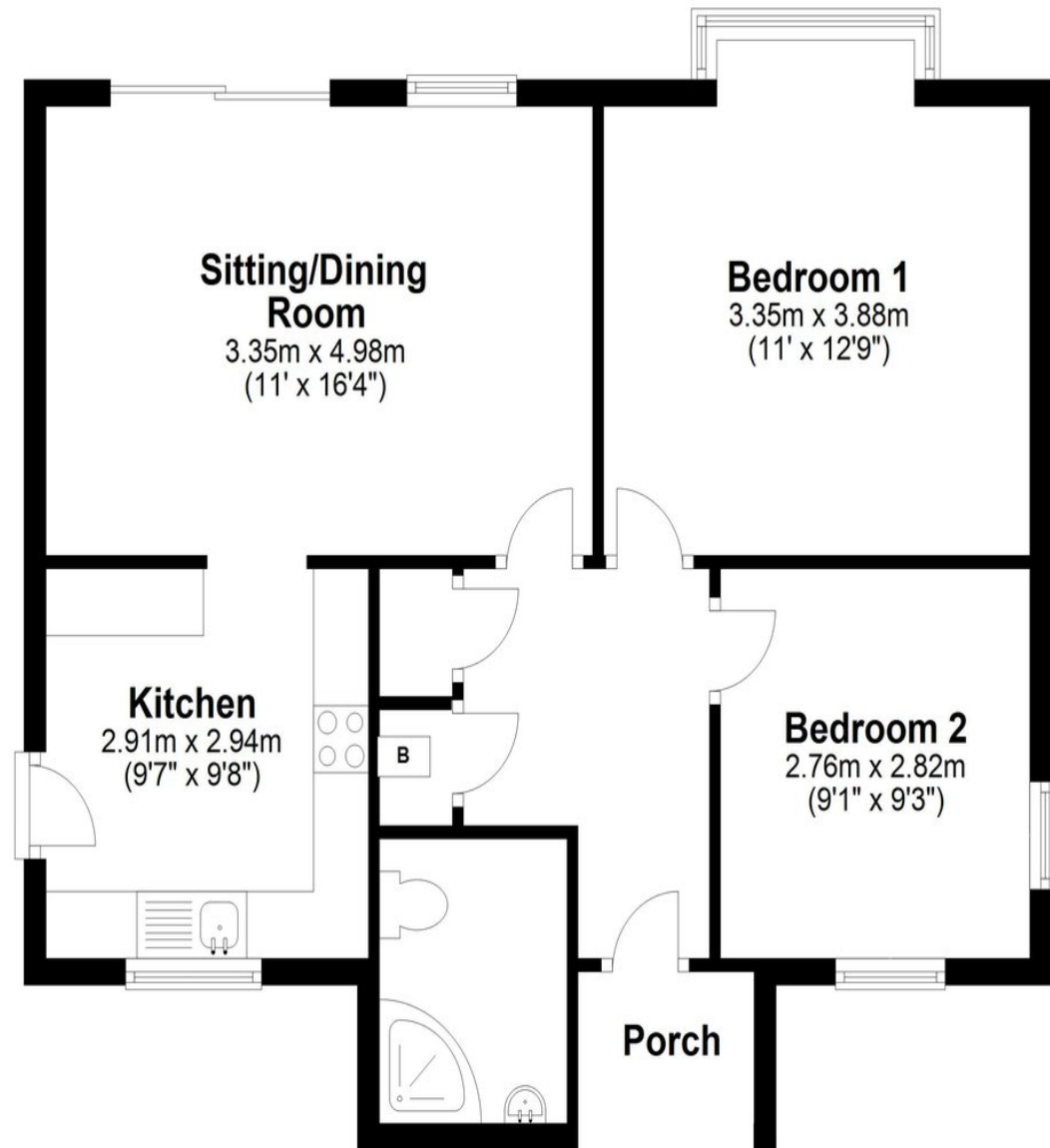
The property tenure is freehold.

Council Tax Band: C

East Cambridgeshire District Council.

Viewing:

Strictly by prior arrangement with Pocock & Shaw. KS



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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