



Westhorpe, Burwell, CB25 0DJ

**CHEFFINS**

## Westthorpe

Burwell,  
CB25 0DJ

- Village Location
- 4 Bedrooms
- 2 Bath/Shower Rooms
- Kitchen/Dining Room
- Solar Panels
- Enclosed Rear Garden
- Workshop
- Gravelled Driveway

A recently extended bungalow situated towards the end of a no through road and within walking distance to local amenities. The property benefits from over 1,000 sq ft of accommodation featuring an open plan kitchen/dining room, a living room with wood burning stove, 4 bedrooms, a bathroom and a shower room. Outside includes a gravelled driveway, an enclosed rear garden with a covered seating area and timber workshop.

4 2 1

**Guide Price £365,000**





## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

**ENTRANCE HALL**

with a full double glazed entrance door, tiled flooring, loft access with pull down ladder, built-in storage cupboards, radiator.

**LIVING ROOM**

with a wood burning stove, radiator, solid wood flooring, double glazed window to the front aspect.

**KITCHEN/DINING ROOM**

with a range of solid wood matching wall and base units with quartz work surfaces over, sink with mixer tap, space and plumbing for appliances, inset spotlights, tiled flooring with under floor heating, built-in storage, double glazed window to the rear aspect, double glazed door to the garden.

**UTILITY ROOM**

with space and plumbing for appliances, under floor heating.

**SHOWER ROOM**

with a low level WC, shower cubicle with glass screen, Belfast style sink with mixer taps, tiled walls, tiled flooring with under floor heating, double glazed window to the rear aspect.

**BEDROOM 1**

with a radiator, double glazed window to the front aspect.

**BEDROOM 2**

with a radiator, double glazed window to the side aspect.

**BEDROOM 3**

with under floor heating, double glazed window to the rear aspect.

**BEDROOM 4**

with under floor heating, double glazed window to the rear aspect.

**BATHROOM**

with a low level WC, vanity wash hand basin, side panel bath with shower over and glass screen, tiled splashbacks, tiled flooring, extractor fan, towel rail, velux window, double glazed window to the side aspect.

**OUTSIDE**

To the front of the property is a shingled driveway offering parking for multiple vehicles. Double doors open into a lean to storage area to the side.

The rear garden is mainly laid to lawn with a patio seating area, flower and shrubs, timber shed, plum slate feature borders, timber look metal swimming pool, raised planters. To the side of the property is a further covered seating area enclosed with a picket fence.

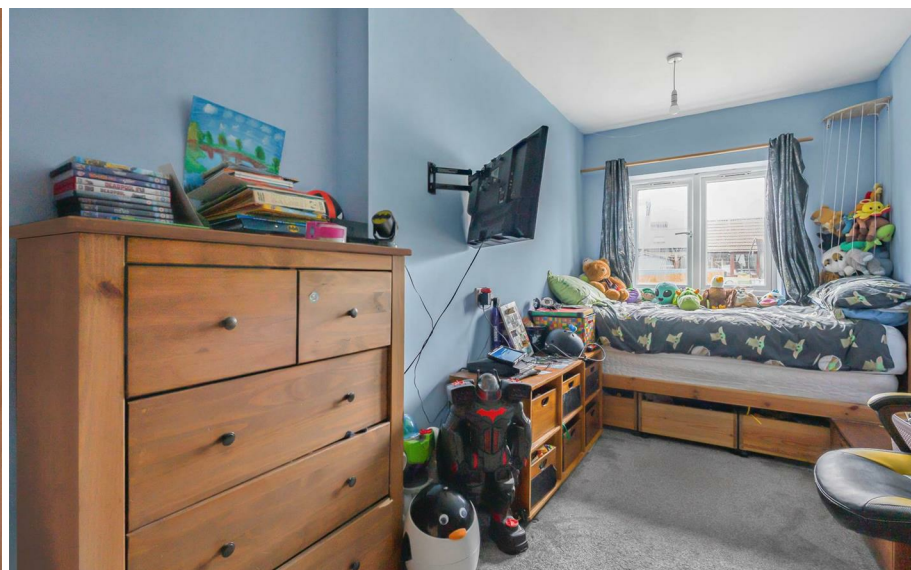
**WORKSHOP**

At the rear of the garden with power and light.

**SALES AGENTS NOTES**

Please note the property benefits from solar panels on the front elevation, these were installed in 2016 and are owned outright.

For more information on this property, please refer to the Material Information Brochure on our website.



| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   | 82                      | 87                                                                                |
| (69-80) C                                   |                         |                                                                                   |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England & Wales                             | EU Directive 2002/91/EC |  |

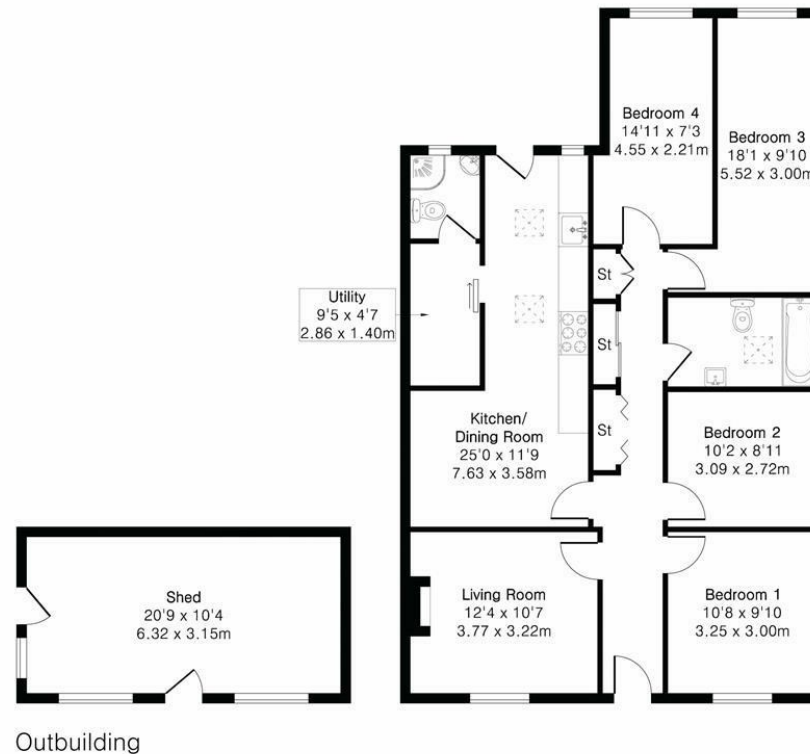


Guide Price £365,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - East Cambridgeshire



**Approximate Gross Internal Area 1077 sq ft - 100 sq m  
(Excluding Outbuilding)**

Outbuilding Area 214 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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