



Hawthorn Way, Burwell, CB25 0DQ

**CHEFFINS**



## Hawthorn Way

Burwell,  
CB25 0DQ

- Semi-Detached House
- 3 Bedrooms
- Large Garden & Driveway
- Planning Permission for Detached Bungalow to the side
- Non-Standard Airey Construction

A 3 bedroom semi-detached property with a large garden that benefits from planning permission for the construction of a detached bungalow to replace the existing garage and outbuilding. Please note the property is of non-standard construction and is offered with NO ONWARD CHAIN.



## Offers In Excess Of £300,000







Front (West) Elevation



Side (South) Elevation



Rear (East) Elevation



Side (North) Elevation

## 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 double glazed entrance door, stairs up to the first floor, laminate flooring, radiator.

**LIVING ROOM**

with 2 windows overlooking the rear garden 2 radiators, laminate flooring, built-in storage cupboard.

**KITCHEN**

with wall and base units, electric oven, 4 ring electric hob with extractor hood over, tiled flooring, stainless steel sink, further space and plumbing for appliances, door to the side aspect and a window to the front aspect.

**FIRST FLOOR****LANDING**

with loft access and a window to the front aspect.

**BEDROOM 1**

with a built-in wardrobe, radiator, window overlooking the rear garden.

**BEDROOM 2**

with a built-in storage cupboard, radiator, window overlooking the rear garden.

**BEDROOM 3**

with a built-in storage cupboard, radiator, window to the front aspect.

**FAMILY BATHROOM**

with a side panel bath with electric shower over, pedestal wash

hand basin, low level WC, radiator, tiled flooring, extractor fan, window to the side aspect.

**OUTSIDE**

To the front of the property is a shingled driveway enclosed by hedgerow borders with an outbuilding comprising a shed/utility space, storage room and cloakroom and a GARAGE.

To the rear of the property is a large laid to lawn garden with mature shrub borders and enclosed by timber fencing.

Planning permission (REF: 24/00022/FUL and 24/00022/REFAPP) for the construction of a detached bungalow, following the demolition of the existing garage and outbuilding. The current garden and driveway can be split to allow sufficient access for both the existing house and proposed new bungalow.

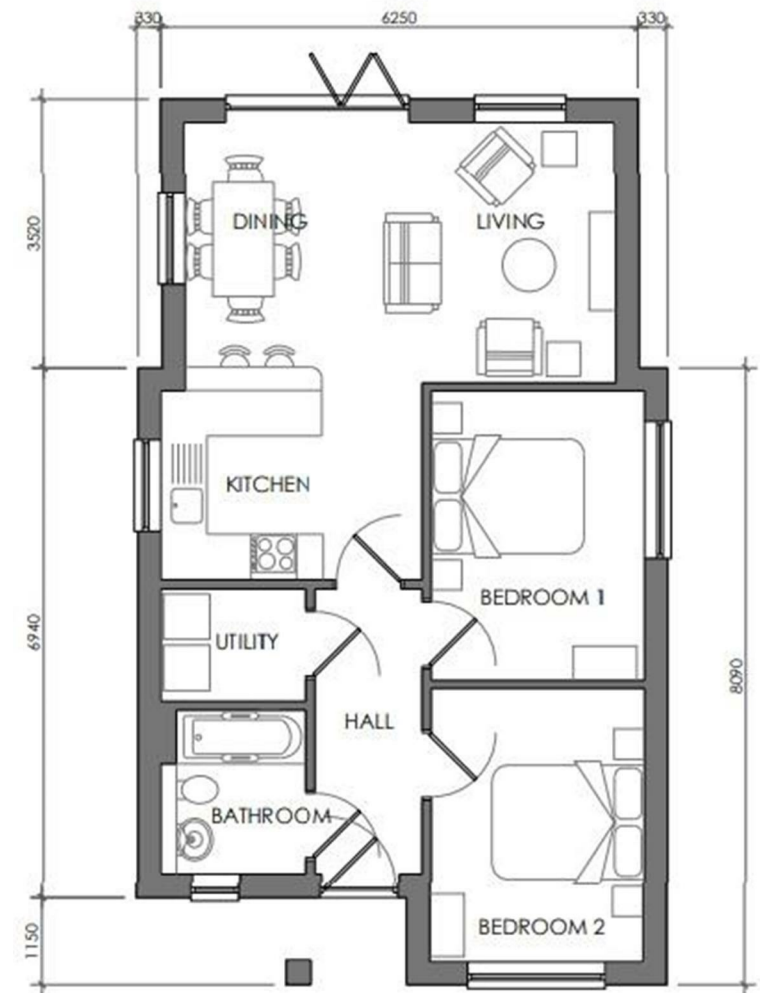
**Sales Agents Notes**

Please note the property is of non standard construction (Airey).

Internal photos of the property are currently pending and will be added in due course.

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





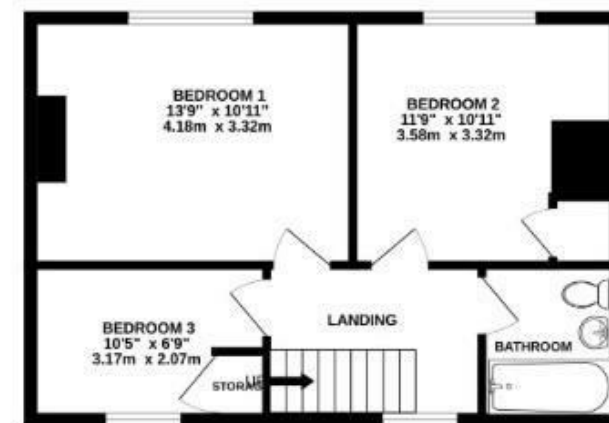
**FLOOR PLAN**  
GROSS INTERNAL FLOOR AREA = 63.23m.sq. (681sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offers In Excess Of £300,000  
Tenure – Freehold  
Council Tax Band – A  
Local Authority – East Cambridgeshire

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

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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