



Back Lane, Burrough Green, CB8 9NB

CHEFFINS

Back Lane

Burrough Green,
CB8 9NB

- Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Views over Open Fields
- Enclosed Rear Garden
- Potential to extend into loft space (stp)
- Village Location
- NO CHAIN

A detached bungalow with excellent potential to extend (stp) and situated on the edge of this charming village, enjoying stunning views across open fields. Offering versatile living space, the accommodation includes a fitted kitchen, 2 reception rooms, 2 double bedrooms, a bathroom, cloakroom, and a bright conservatory. The property occupies a generous plot with enclosed rear gardens and driveway parking to the front and side. NO CHAIN.

2 1 2



Guide Price £575,000



LOCATION

BURROUGH GREEN has a highly regarded primary school, public house, 14th century church with many other shopping and leisure facilities in the near by town of Newmarket (5 miles). A railway station with connections to London via Cambridge and a further public house are available in the nearby village of Dullingham (2 miles).

ENTRANCE HALL

with front entrance door with glazed side screens, 2 storage cupboards.

CLOAKROOM

with a low level WC, pedestal hand basin, window to the side aspect.

KITCHEN

with a range of matching base and wall mounted cupboards, stainless steel sink and drainer, built-in oven, dishwasher and washing machine, hob with extractor hood over, window to side aspect, door leading through to;

DINING ROOM

A double aspect room with window and glazed door to the side aspect, patio doors leading to the rear garden, radiator, sliding doors into;

LIVING ROOM

with a fireplace with granite hearth and mantel over, window to rear aspect, radiator and sliding doors into;

CONSERVATORY

with French doors leading to the rear garden.

BEDROOM 1

A double bedroom with built in wardrobes and dressing table, radiator, window to front aspect.

BEDROOM 2/STUDY

A dual aspect double bedroom with windows to side and front aspects, radiator.

BATHROOM

with a concealed cistern low level WC, vanity hand wash basin, shower cubicle, window to the side aspect.

OUTSIDE

To the front and side of the property is a good sized driveway providing parking for various vehicles, steps lead up to the front entrance door and access to the rear garden.

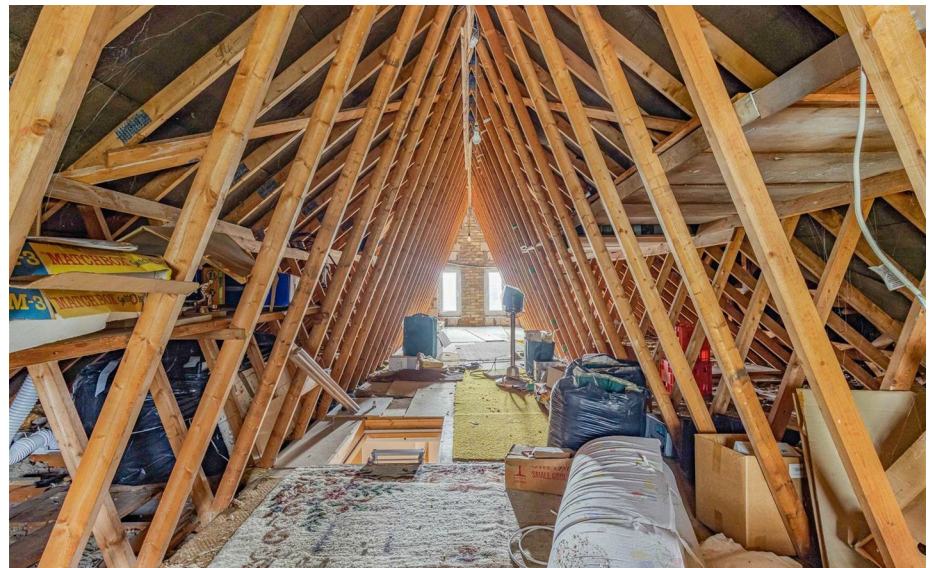
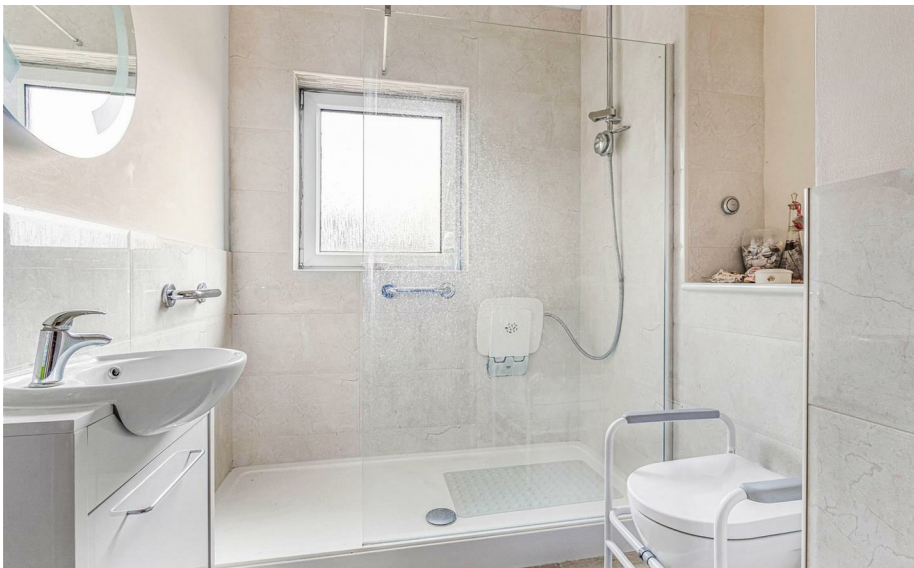
The rear garden is mainly laid to lawn with a paved patio area, mature plants and shrubs, timber shed.

SALES AGENTS NOTES

The property has a private septic tank for drainage and sewerage.

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		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

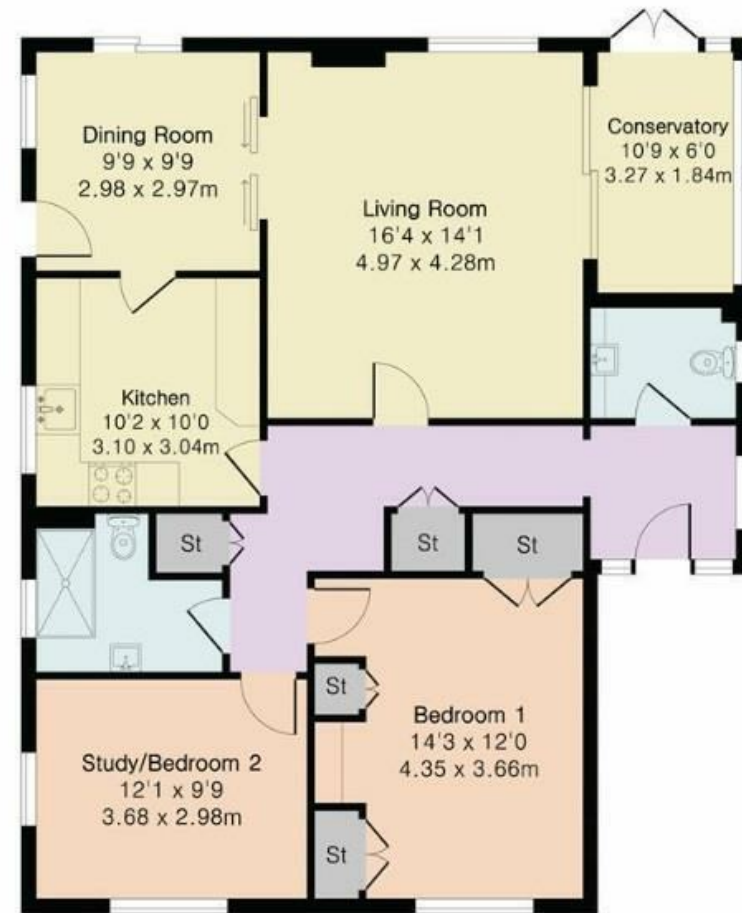
Guide Price £575,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambridgeshire







Approximate Gross Internal Area 1071 sq ft - 100 sq m



[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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

