

Buntings Crescent, Burwell, CB25 0EU

CHEFFINS

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4 1 2

Offers In Excess Of



- Semi-Detached Family Home
- 4 Bedrooms
- Modern Refitted Kitchen
- Living Room with Bespoke Media Wall
- Study/Playroom
- Enclosed Rear Garden
- Driveway for 2 Cars
- NO CHAIN

A deceptively spacious and modernised 4 bedroom family home, ideally located within easy walking distance of local village amenities. The well presented accommodation features a stylish refitted kitchen that flows into an open plan living room, a versatile study/playroom and a utility area. Upstairs, the first floor offers 3 bedrooms and a family bathroom, plus a further bedroom on the second floor. Externally, the property benefits from an enclosed rear garden and a driveway providing off-road parking for 2 cars.









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 PORCH
with a composite entrance door, double glazed window to the front aspect.

INNER HALL
with stairs leading to the first floor.

LIVING ROOM
with a built-in media wall with an electric fire, radiator, double glazed window to the front aspect. Open plan through to;

KITCHEN
Full renovated comprising a range of matching wall and base units with work surfaces over, sink with mixer taps, built-in appliances including a fridge/freezer, Hotpoint double oven, built-in dishwasher, breakfast bar seating area with 4 ring Logic induction hob with ceiling extractor hood over, under stairs storage cupboard, inset spotlights, radiator, tiled flooring, double glazed window to the rear aspect.

REAR LOBBY
with a radiator, double glazed door to the rear aspect.

CLOAKROOM
with a low level WC, wall mounted wash hand basin, radiator, double glazed window to the rear aspect.

UTILITY AREA
with a storage cupboard housing the gas fired boiler, work surfaces, eye level cupboards, space and plumbing for washing machine and tumble dryer, inset spotlights.

STUDY/PLAYROOM
(formerly the garage) with radiator, storage cupboard, inset spotlights, double glazed window to the front aspect.

FIRST FLOOR

LANDING
with a large airing cupboard, stairs leading up to the second floor bedroom.

FAMILY BATHROOM
with a side panelled bath with shower over, pedestal wash hand basin, low level WC, vinyl flooring, radiator, 2 windows to the side aspect.

PRIMARY BEDROOM
with built-in wardrobes, radiator, 2 double glazed windows to the front aspect.

BEDROOM 3
with a radiator, double glazed window to the rear aspect.

BEDROOM 4/DRESSING ROOM
with a radiator, double glazed window to the rear aspect.

SECOND FLOOR
with door into bedroom 2.

BEDROOM 2
with a radiator, double glazed window to the side aspect and 2 velux windows to the rear.

OUTSIDE
To the front of the property is a block paved driveway providing off-road parking for 2 cars.

The rear garden is enclosed by timber fencing, mainly laid to lawn with raised flower beds, an Indian sandstone seating area, a further decked area and a timber shed.

SALES AGENTS NOTES
To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, there may be a charge. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

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















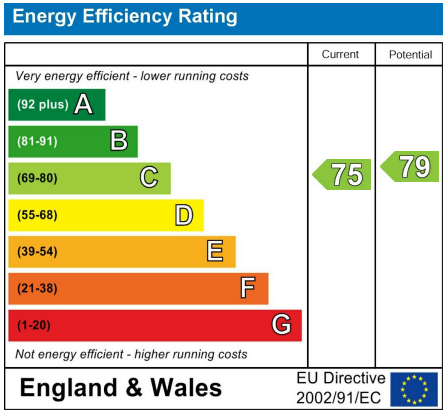

Offers In Excess Of £350,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambridgeshire







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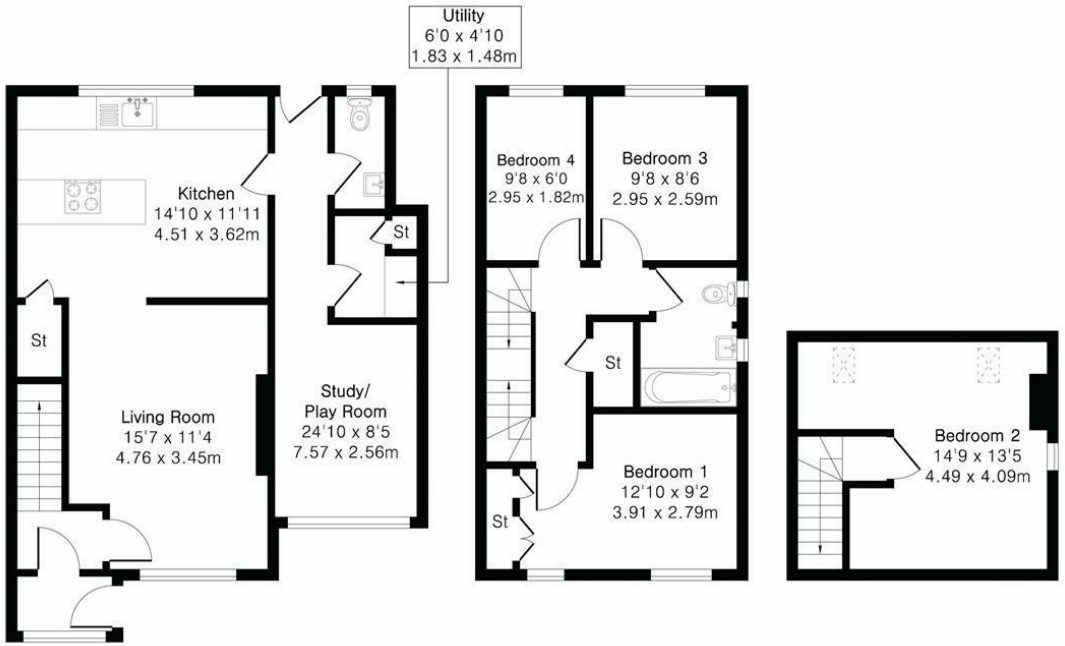
Approximate Gross Internal Area 1250 sq ft - 115 sq m

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 413 sq ft – 38 sq m

Second Floor Area 198 sq ft – 18 sq m



PINK PLAN

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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