



Scotred Close Burwell

Pocock + Shaw



4 Scotred Close  
Burwell  
Cambridgeshire  
CB25 0AL

A super opportunity to purchase and refurbish a detached two bedroom bungalow, delightfully tucked away along a highly desirable and rarely available village cul de sac, enjoying a pleasant open aspect over open fields and farmland. EPC:E

Asking Price £269,950





Burwell is situated in pleasant countryside approximately eleven miles northeast 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, doctors' 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 and Cambridge North into London Liverpool Street and King Cross Stations.

This two bedroom detached bungalow has an abundance of potential to update and modernise. The home comprises an entrance hall, sizeable sitting room, with delightful views to front aspect, an 'L' shaped kitchen, inner hall leading to two bedrooms and a generous shower room. Furthermore a modern conservatory leading to the enclosed rear garden. With a front garden, driveway providing ample off road parking, covered car port and a single garage.

With many double glazed windows and doors, a gas fired (back boiler) radiator heating system, in detail the accommodation includes:

#### **Entrance Hall**

With an entrance door, radiator, window to front aspect, door to:

#### **Sitting Room** 4.89m (16'1") x 3.65m (12')

With a large picture window to front aspect, feature fireplace with gas fired back boiler, carpet flooring, ceiling light, double radiator.

**Kitchen** 4.41m (14'5") x 2.15m (7'1") max  
An 'L' shaped room fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, window to side, space for fridge & freezer, plumbing and space for washing machine, radiator, tiled flooring, door to:

**Inner Hallway** 1.82m (6') x 1.44m (4'9") max  
Electric wall mounted heater unit, carpet flooring, access to loft space.

**Bedroom** 4.19m (13'9") max x 3.15m (10'4")  
With a window to rear, matching fitted four door wardrobe unit with side storage cupboards and drawer units. Fitted carpet, radiator.

#### **Shower Room**

Fitted with a three piece suite comprising a large walk in shower enclosure with glass screen doors, recently fitted shower unit with hand attachment, pedestal wash hand basin, low level WC, radiator, window to side, carpet flooring, door to airing cupboard housing the hot water cylinder, fitted wooden shelving.

**Bedroom** 2.67m (8'9") x 2.60m (8'6") max  
Fitted wardrobe, carpet flooring, radiator, door to:

#### **Conservatory**

Part brick modern conservatory with double doors leading to the rear garden, fitted window and ceiling blinds, fitted ceiling light/fan, tiled flooring.

#### **Garage**

A single brick garage with power and light connected, window to rear, folding three panel garage door, pedestrian door to rear garden.

#### **Covered Car Port**

Providing off road parking for vehicles, leading to the garage at rear.



## Outside

Nestled pleasantly behind a front garden laid mainly to lawn, block paved driveway and pedestrian path leading the the front and side doors. The established rear garden is planted with an array of trees and plants, secluded patio area at rear, two timber garden sheds, secure side gated access leading to the front.

## Tenure

The property is freehold.

## Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

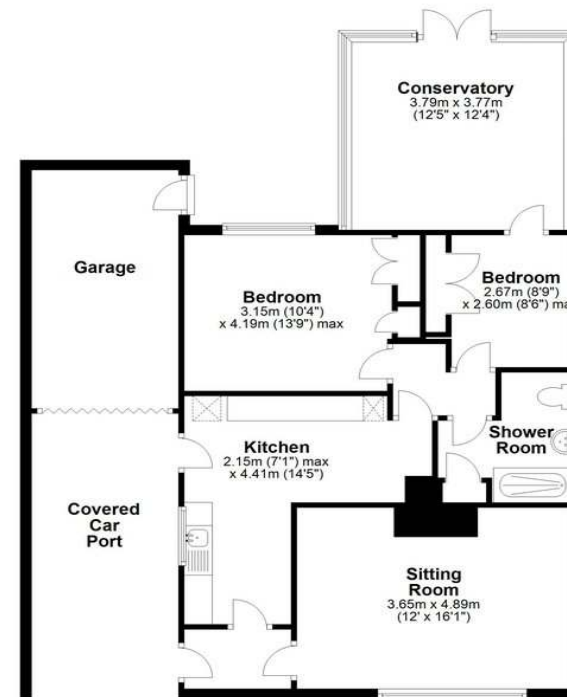
The property is in a no flood risk area.

## Council Tax Band: D

East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS

**Ground Floor**  
Approx. 105.9 sq. metres (1140.3 sq. feet)



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)



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

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