



Priory Close, Burwell, Cambridgeshire

Pocock + Shaw

14 Priory Close
Burwell
Cambridgeshire
CB25 0HW

Stylish, mid terraced house featuring a modern open plan design, a fabulous vaulted kitchen, three bedrooms, garage and parking. Providing generous and very well presented accommodation, ideally positioned close to amenities, in a desirable village setting.
EPC: D

Guide Price £270,000



Burwell is situated in pleasant countryside approximately eleven miles north east 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.

With no onward chain this stylishly presented modern mid terraced house with garage and parking, offers three bedrooms, generous and very well presented accommodation, ideally positioned in a desirable village setting.

Featuring open plan living, a separate dining room and a superb extended, vaulted and well equipped kitchen/breakfast room, and first floor bathroom. Nestled in a popular residential area this mid terraced home offers a wonderful opportunity for those seeking modern village living with space, quality and a layout that works perfectly for everyday life.

With the benefit of a gas fired radiator central heating system, double glazed windows and doors, in detail, the accommodation comprises:-

Entrance Hall

With an entrance door, stairs rising to the first floor, radiator, door to:

Sitting Room 3.98m (13'1") max x 3.53m (11'7")

A lovely light and airy space with a modern open plan layout, with a window to front aspect, wall mounted feature electric fireplace, laid wooden flooring, TV connection point, radiator, recessed ceiling spotlights, opening to:

Dining room / Snug 4.95m (16'3") x 2.64m (8'8")

A cosy space, wooden flooring, useful understairs storage cupboard housing the wall mounted meter, recessed ceiling lights, radiator, opening into:

Kitchen / Breakfast room 4.21m (13'10") max x 3.67m (12')

A stunning modern fitted kitchen with a vaulted ceiling and 2 skylight windows, and fitted with a matching range of base and eye level units with worktop space over, composite inset sink unit with single drainer, mixer tap, integrated dishwasher, integrated fridge and freezer, plumbing and space for washing machine and tumble drier, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, with a window to rear aspect, tiled flooring, recessed ceiling spotlights, radiator, door leading to rear garden area.

First Floor Landing

Access to loft space, fitted carpet, door to airing cupboard housing the wall mounted boiler, useful wooden shelving and storage space.

Bedroom 1 3.19m (10'6") max x 2.85m (9'4")

With a window to rear aspect, fitted carpet, radiator, four door fitted wardrobes.

Bedroom 2 2.96m (9'8") x 2.22m (7'3")

With a window to front aspect, radiator, fitted carpet.

Bedroom 3 2.61m (8'7") x 1.98m (6'6")

With a window to front aspect, door to over stairs storage cupboard, fitted carpet, radiator.

Bathroom

Modern three piece matching suite comprising a hand wash basin in vanity unit with storage below, panelled bath with wall mounted hand shower attachment, curtain rail, tiled surround and splashbacks, low level WC, heated towel rail, high level obscured window to rear aspect, wooden flooring.

Outside, Front

Mainly laid to lawn with a pathway leading to the front door.



Outside, Rear

Mainly laid to lawn with a pathway leading to the gate at rear, stocked with a variety of shrubs and plants, outside light fitting, pedestrian gate at rear leading to the nearby garage.

Garage

Located nearby en bloc, with an up and over door.

Services & Tenure

Mains water, gas, drainage and electricity are connected.

The property is freehold and has a registered title.

The property is not in a conservation area.

The property is in a very low flood risk area.

The property is standard brick construction.

Broadband: Basic, 16 Mbps. Superfast, 80 Mbps.

Ultrafast 1000 Mbps.

Mobile coverage by the four major providers
Satellite / Fibre TV Availability: BT, Sky, Virgin.

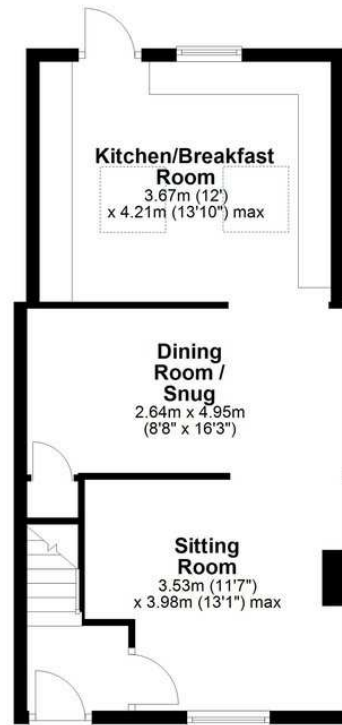
EPC:D

Council Tax: B East Cambs. District Council

Viewing By Arrangement with Pocock + Shaw KS

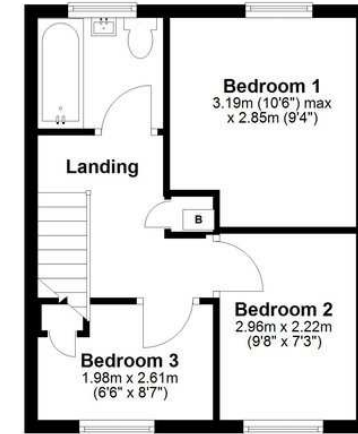
Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 76.9 sq. metres (827.2 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

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

