

ENTRANCE HALLWAY Double glazed external door, double glazed Velux window, loft access, LED spot lights, radiator, stairs leading down to basement, marble tiled flooring.

LIVING ROOM 21' 1" x 10' 4" (6.45m x 3.16m) Double glazed window to rear aspect, double glazed French doors leading to rear garden, double glazed door leading to rear garden, double glazed Velux window, built in storage cupboards housing gas boiler unit, two radiators.

BEDROOM ONE 12' 10" x 10' 0" (3.93m x 3.07m) Double glazed window to front aspect with built in shutters, radiator, LED spot lights, door to en-suite.

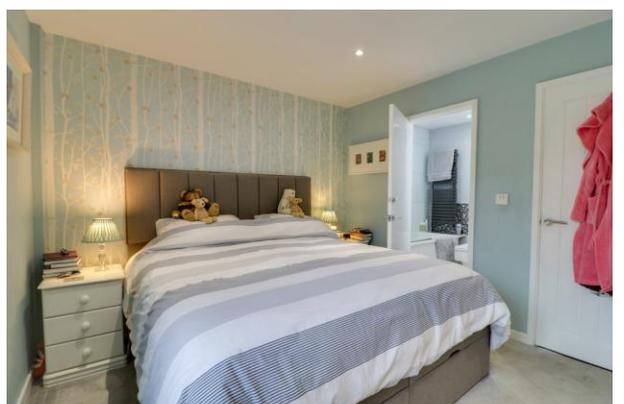
EN-SUITE Double glazed velux window, four piece suite comprising bidet, low level w.c, panel enclosed bath with rain fall shower over, wash hand basin with tiled splash back and vanity cupboard under. Extractor fan, heated towel rail, electric mirror with inset lighting, fully tiled walls and floor.

BEDROOM TWO 10' 6" x 6' 6" (3.21m x 2.00m) Double glazed velux window, radiator, LED spot lights.

SEPARATE SHOWER ROOM Double glazed Velux window, three piece suite comprising fully tiled shower cubicle with rainfall shower, low level w.c, wash hand basin with tiled splash back and vanity cupboard under. Extractor fan, heated towel rail, electric mirror with inset lighting.

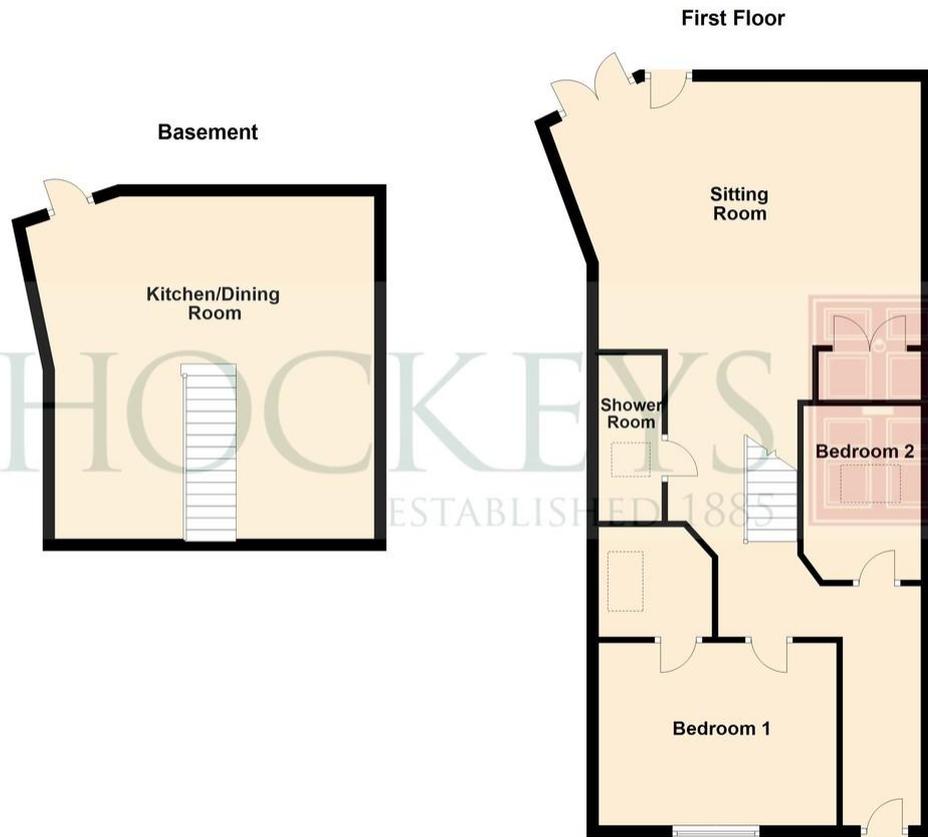
BASEMENT

KITCHEN/DINER 20' 8" max x 18' 4" max (6.30m x 5.59m) Two light tunnels, double glazed bi-fold doors leading to courtyard garden, range of matching base and wall mounted units with granite worksurfaces over, four ring Neff induction hob, Neff extractor hood over, double Neff oven, built in Neff microwave, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for American style fridge/freezer, inset sink unit with extending nozzle and drainer, built in pantry with pull out larder unit, radiator, tall heated radiator, space for an office area, space for dining area, breakfast bar, slate tiled flooring.



OUTSIDE To the front of the property there is a brick weave driveway providing off road parking for two vehicles with pathway leading to the front door and hedging to the borders. The rear garden is a courtyard style garden with a decked area, small pond and a range of shrubs and plants. Steps lead to a two tiered sunken garden with patio area offering space for alfresco dining.





IMPORTANT: Hockeys (Cambridge) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Cambridge) Ltd has any authority to make or give any representation or warranty in relation to this property .

10 Mill Road CB1 2AD
 Telephone: 01223 356054
 Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
 ESTABLISHED 1885





61 Spring Close, Burwell, Cambridge,
CB25 0HF

£290,000 Freehold

We are pleased to offer a one of a kind build located within the highly sought after village of Burwell. With a basement kitchen/diner complete with natural slate flooring and granite worksurfaces, a two-tiered garden with decking area and a naturally light living room. No expense has been spared with this unique home, viewings being seriously advised.



HOCKEYS
ESTABLISHED 1885

