

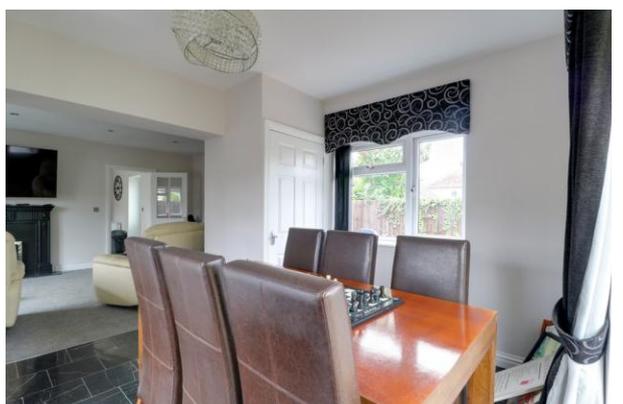
LOCATION

Burwell is a highly sought after village located approximately 11 miles from the university city of Cambridge and 5 miles from the historic horse racing town of Newmarket with regular bus service to both. There is convenient access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. For commuters there is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour.

One of the best served villages in Cambridgeshire with an extensive range of facilities for the whole community. Boasting three convenience stores, three public houses (The Fox, Five Bells and The Anchor) offering excellent dining options and takeaway, bakery, butchers (Hurrell's), post office, doctors surgery, pharmacy, dentist, opticians, hairdressers and barber shop, estate agents, haberdashery, petrol station and delightful artisan coffee shop (Elk). The village recreational ground has a large playing field, tennis courts, children's play equipment and skate park with a paved walkway around the edge and numerous gym equipment for gym bods to enjoy. The Burwell Community Sports Centre offers a range of recreational activities such as badminton, table-tennis, gymnastics and yoga. Education at primary level is available at Burwell Village College Primary School, there are also pre-school nurseries available to choose from. Burwell lies within the catchment for both Bottisham Village College and Soham Village College secondary schools, rated Outstanding and Good respectively by Ofsted. Residents are spoilt for choice for picturesque routes to enjoy, with riverside walks along the Burwell Lode out towards Reach and Wicken fen, Spring Close, Priory Wood and Devils Dyke to name a few. Just a short drive away is Anglesey Abbey National Trust, which is also within cycling range along the Lodes Way cycle route from Burwell.

HALL uPVC door to side, doors into inner hallway and wet room, radiator, tiled flooring.

WET ROOM Fully tiled suite with frosted double glazed window to side, walk in shower, wash hand basin with mixer tap over and vanity unit, low level wc, heated towel rail.



INNER HALL Doors leading to all three bedrooms and bathroom, radiator and open at the rear into kitchen.

BEDROOM ONE 10' 9" x 8' 10" (3.3m x 2.7m) Double glazed window to rear, double radiator, two double fitted wardrobes provides a good amount of hanging and shelving space.

BEDROOM TWO 9' 6" x 9' 2" (2.9m x 2.8m) Double glazed window to rear, double radiator, two double fitted wardrobes.

BEDROOM THREE 8' 6" x 8' 2" (2.6m x 2.5m) Double glazed window to front, double radiator, two useful storage cupboards.

BATHROOM Frosted double glazed window to side, tiled double shower cubicle, tiled bath with mixer tap over, lol level wc with hidden cistern, wash hand basin with mixer tap over and vanity unit below. Double airing cupboard with shelving and space and plumbing for washing machine.

KITCHEN 10' 9" x 10' 2" (3.3m x 3.1m) Part frosted double glazed door and double glazed window to each side, open through into the living room. Range of wall and base mounted units and drawers with worksurfaces over, one and half sink and draining board with mixer tap over, double eye level oven, 5 ring gas hob, intergraded appliances including fridge, freezer and dishwasher, tiled flooring.

LIVING ROOM 16' 8" x 12' 1" (5.1m x 3.7m) Double glazed window to side, electric fireplace, double radiator, open at the rear into dining room.

DINING ROOM 11' 9" x 7' 6" (3.6m x 2.3m) Double glazed windows to both sides and double glazed French doors to rear allowing a good amount of natural light. Two handy storage cupboards.

GARDEN Lovely garden enjoying a good amount of privacy, enclosed by panel fencing and with gated side access. Laid mainly to lawn with sizeable patio area to the front.



Ground Floor



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8 The Avenue, Burwell, Cambridge, CB25
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£450,000 Freehold

A deceptively spacious semi-detached bungalow with three good size bedrooms, tucked away in peaceful location within walking distance to the range of amenities in the village.



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