



**9 Poplars Close  
Burwell, Cambridgeshire CB25 0ET  
Offers In Excess Of £400,000**



## 9 Poplars Close, Burwell, Cambridgeshire CB25 0ET

An outstanding and quite rare opportunity to purchase a surprisingly deceptive, detached bungalow standing at the head of a sought after and quiet cul-de-sac location, within striking distance to all of Burwells thriving village amenities.

Enjoying well looked after rooms and sumptuous gardens this property offers huge scope for further improvement and potential extensions subject to all planning consents. Currently benefitting from well-proportioned and spacious accommodation to include an entrance hallway, sitting room, open plan kitchen/dining room, conservatory, two double bedrooms with en-suite cloakroom to the master and a bathroom.

Externally the well-tended to mature gardens are incredibly private, well stocked and of a generous size. Complete with a tandem length garage with power and light, an electric remote controlled door and further brick built shed/workshop.

Rarely available and for sale with the added advantage of no upward chain, an internal inspection is strongly recommended.

EPC (TBC)

### Accommodation Details

Front door with storm porch leading through to:

#### Entrance Hallway

With radiator, access and door leading through to:

#### Sitting Room

With window to the front aspect, feature fireplace to the side, TV aerial connection point, radiator.

#### Kitchen/Dining Room

Fitted with a range of eye level and base storage units with working tops surfaces over, space for cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, inset sink unit with mixer tap over, wall mounted electric heater, wall mounted gas fired boiler, windows to to the front and rear aspects, part glazed door to the side aspect, opening leading to dining area with window to the rear aspect and door leading through to:

#### Conservatory

With glazed panels to all aspects, radiator, door to the side aspect.

#### Master Bedroom

With window to the front aspect, radiator, access and door leading through to:

#### Cloakroom

Comprising low level WC and wash hand basin, part tiled walls, vinyl flooring, radiator, window to the side aspect.

#### Bedroom 2

With window to the rear aspect, radiator.

#### Bathroom

With suite comprising panel bath with mixer taps/shower attachment, washing hand basin and low level WC, tiled walls, vinyl flooring, radiator, window to the side aspect.

#### Outside - Front

Front garden predominantly laid to lawn with a variety of mature plants/shrubs, paved driveway, gated access to rear garden, access to:

#### Garage

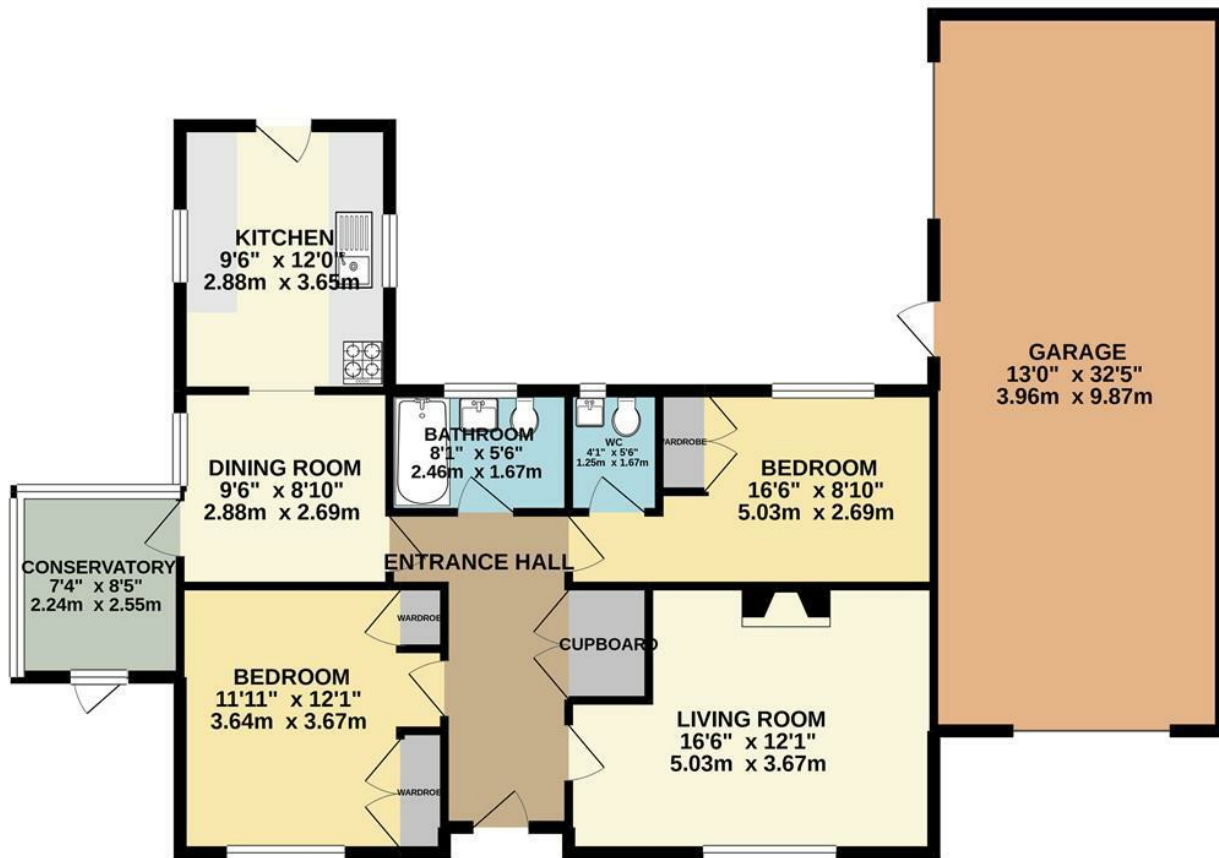
Tandem garage with electric doors to the front

and side aspects and two pedestrian doors to the side aspects, power and lighting.

#### Outside - Rear

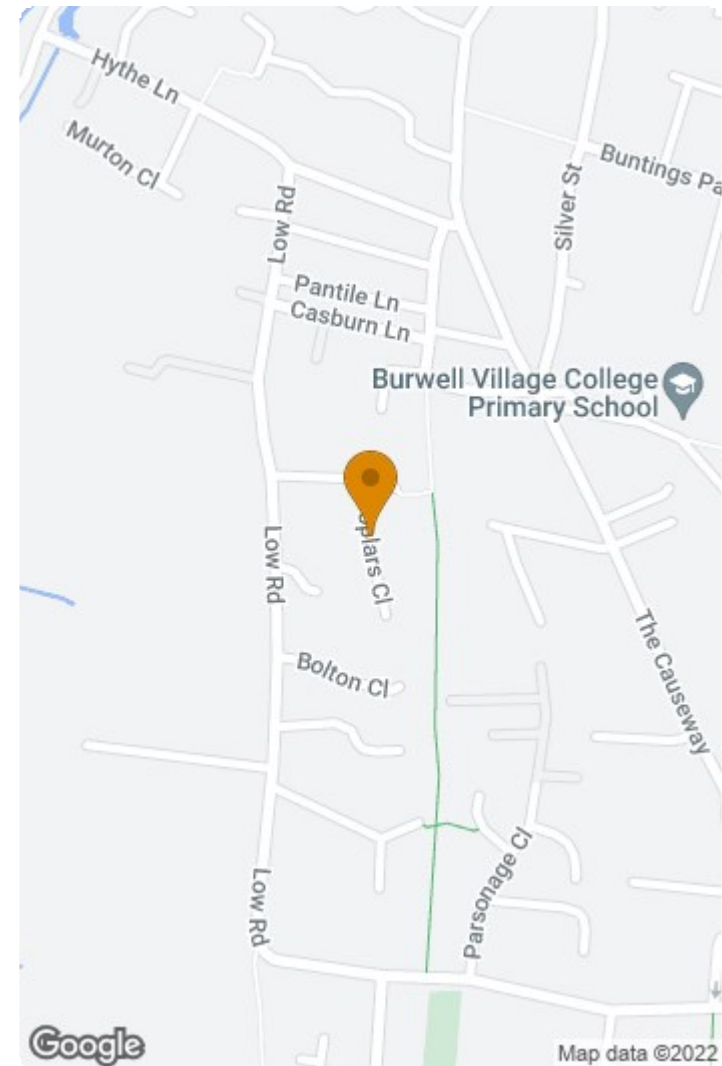
Fully enclosed, good size rear garden predominantly laid to lawn bordered by a plethora of mature plants/shrubs, paved seating areas, brick built outbuilding/workshop, outside lighting.

GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs 92-100 (A)			Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 (A)		
14-91 (B)			14-91 (B)		
35-84 (C)			35-84 (C)		
23-34 (D)			23-34 (D)		
12-22 (E)			12-22 (E)		
4-11 (F)			4-11 (F)		
1-3 (G)			1-3 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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