

**11 Mason Road,, Burwell
Cambridgeshire CB25 0BG
Guide Price £310,000**

MA
Morris Armitage
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An established and very deceptive semi-detached family home positioned towards the edge of the village in this popular cul-de-sac.

Extended over recent years and offering very spacious and particularly versatile accommodation to include an entrance hall, living room/dining room, kitchen, inner lobby/utility area with access leading through to garage and a spacious ground floor room currently utilised as bedroom 4/office and wet room. With three principal bedrooms a family bathroom to the first floor and central heating.

Also enjoying a fully enclosed rear garden with 2 timber workshops/sheds.

An outstanding first time /investment purchase.

EPC (D)



Accommodation Details

Entrance Hall

Staircase rising to first floor and access door leading through to:

'L' Shaped Living / Dining Room

19'11" x 11'7" (6.08 x 3.55)

Laminate flooring, TV point, radiator, double glazed window to the front aspect and French style doors leading through to rear garden.

Kitchen

16'2" x 10'0" (4.94 x 3.05)

Fitted with a range of eye level and base storage units with work surfaces over, inset oven and microwave/grill, integrated hob with extractor fan over, one and a half bowl sink unit, space for fridge freezer, integrated dishwasher, laminate flooring, double glazed window to rear aspect, space for washer/dryer and door leading to utility room/inner lobby.

Utility Room/Inner Lobby

7'6" x 6'7" (2.29 x 2.02)

With doors to side passage, garage, Bedroom4/Home office.

Bedroom 4

18'1" x 10'7" (5.52 x 3.23)

Laminate flooring, radiator, small ensuite comprising low level WC and shower, double glazed window to rear aspect, single French style door to the side aspect leading to rear garden.

Shower Room

4'11" x 4'4" (1.50 x 1.34)

Comprising over head shower, wash hand basin and low level WC.

First Floor Landing

Double glazed window, loft hatch with fitted ladder and access and doors leading through to:

Bedroom 1

11'3" x 9'1" (3.43 x 2.77)

Laminate flooring, radiator and double glazed window to rear aspect.

Bedroom 2

10'5" x 6'5" (3.20 x 1.98)

Fitted wardrobes, wood flooring, radiator and double glazed window to front aspect.

Bedroom 3

8'9" x 7'8" (2.69 x 2.36)

Laminate flooring, radiator and double glazed window to front aspect.

Bathroom

Suite comprising of low level WC, pedestal wash hand basin, panel sided bath, double glazed window to rear aspect.

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Outside - Front

Block paving providing parking for at least two vehicles and the remainder of the front garden laid to lawn with shrubs and plants.

Garage / Workshop

16'0" x 7'8" (4.90 x 2.36)

With up and over style door leading to workshop area providing additional space, power and light with door leading to utility/inner lobby.

Outside - Rear Garden

Fully enclosed rear garden laid to lawn with a few shrubs and plants, patio area, external power sockets and two garden sheds.

