



4 Hawthorn Way
Burwell, Cambridgeshire CB25 0DQ
Guide Price £240,000

****CASH BUYERS****

An established semi-detached family home standing within a highly regarded and well served village and enjoying a substantial plot to the rear.

This non-standard construction property offers accommodation to include entrance hall, living room/dining room, kitchen, three good size bedrooms and bathroom. Benefiting from overnight storage heaters and double glazing.

Externally the property offers off road parking and outstanding gardens with an appealing mix of mature plants and trees. Viewing is recommended. EPC (F)

Accommodation Details

Entrance Hall

Staircase rising to the first floor with under stair storage, radiator and French doors leading through to:

Living Room 25'6" x 13'1" (7.79 x 3.99)

Television connection point, fireplace with wooden surround, radiator, Rayburn range cooker, storage cupboard, coving, carpeted flooring and windows to the rear aspect.

Kitchen 11'11" x 7'2" (3.64 x 2.20)

Fitted with a matching range of base and eye level storage units with work surfaces over, stainless steel sink with drainer and mixer tap, tiled walls and splashbacks, pantry, coving, vinyl flooring, window to the front aspect, door leading out to outbuilding and the rear garden.

First Floor Landing

Access to loft space, radiator, carpeted flooring, coving, window to the front aspect, doors leading through to:

Bedroom 1 12'3" x 12'1" (3.74 x 3.69)

Built in wardrobes, radiator, coving, carpeted flooring, window to the rear aspect.

Bedroom 2 12'3" x 11'11" (3.74 x 3.64)

Airing cupboard housing hot water tank, coving, carpeted flooring, window to the rear aspect.

Bedroom 3 9'10" x 7'2" (3.00 x 2.20)

Built in wardrobe, coving, carpeted flooring, window to the front aspect.

Bathroom

Suite comprising low level WC, pedestal hand wash basin and bath with shower over, tiled walls, radiator, vinyl flooring, obscured window to the side aspect.

Outside - Front

Gated access with concrete driveway, the rest of the front garden is laid mainly to lawn with bushes and trees surrounding.

Outside - Rear

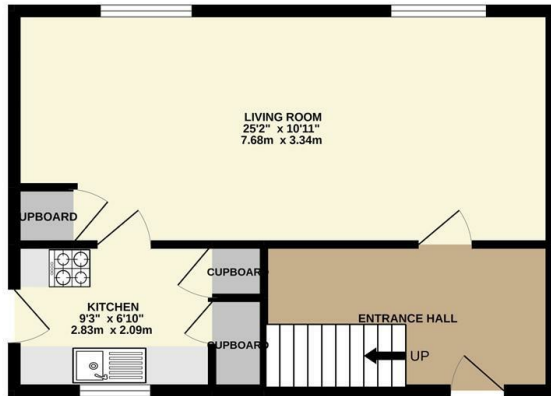
Large rear garden laid mainly to lawn with trees and bushes, areas for potted plants, timber shed and gated access to the front of the property.

Agents Note

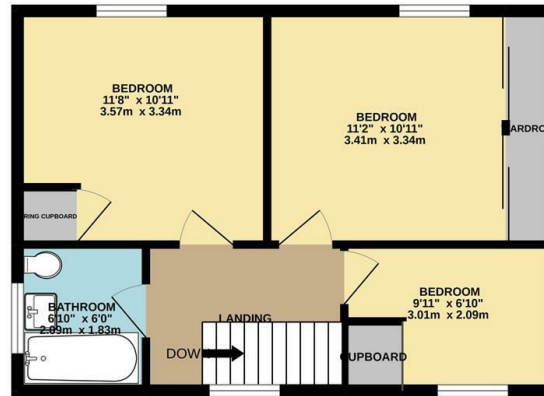
The property will be sold with an overage. The overage will be for 25 years and will apply to the land/garden to the rear of the property. For further information please contact a member of our Sales Team.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

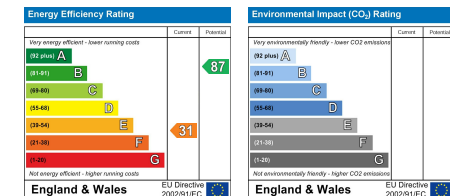
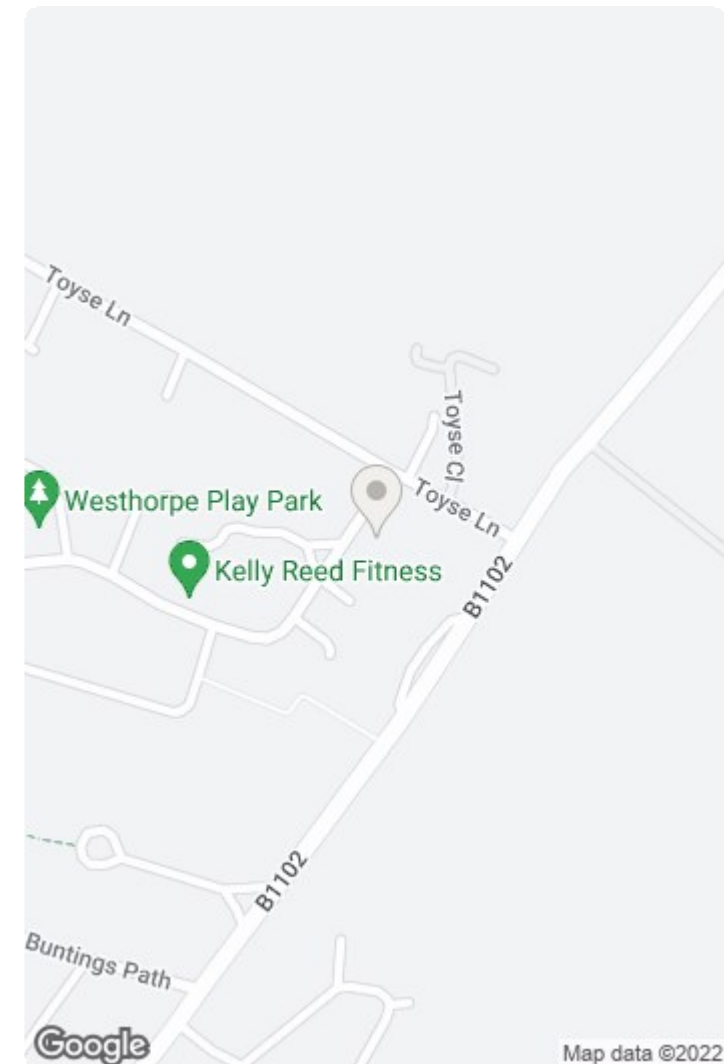


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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