



Melford Close, Burwell, Cambridgeshire CB25 0JG

Guide Price £265,000

MA

Morris Armitage

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A modern semi-detached property standing at the end of a no-through road and located within this highly regarded and sought after village.

Cleverly designed, this property offers accommodation to include entrance hall, living room, kitchen/breakfast room, two bedrooms (ensuite to master) and a family bathroom. Benefiting from gas heating and double glazing.

Externally the property offers a fully enclosed rear garden, extensive block paving and garage.

No chain – viewing recommended.

Entrance Porch

Fully enclosed porch, windows to front and side, door to:

Lounge 14'6" x 12'4" (4.42m x 3.76m)

Double glazed window to front aspect, radiator, staircase rising to first floor, door to understairs storage, wooden flooring, television aerial and telephone connection points, fuse box and door through to:

Kitchen 12'4x8'6 (3.76mx2.59m)

Fitted with a matching range of eye and base level units with working top surface over, integrated wine rack, wooden floor, inset stainless steel sink and drainer with mixer tap over, double glazed window to rear aspect, space for cooker, extractor hood, space for fridge freezer, space and plumbing for washing machine, breakfast bar, radiator, tiled splashbacks surround and door leading to rear garden.

Landing

Doors to bedrooms and bathroom, airing cupboard.

Bedroom 1 10'4x8'10 (3.15mx2.69m)

Two built-in double wardrobes, two windows to the rear aspect, television aerial and telephone connection points, loft hatch and door to:

Ensuite

Suite comprising inset shower tray, obscured window to side aspect, wash hand sink basin set in vanity unit with mixer tap over, low level WC, heated chrome towel rail, part tiled walls, radiator, and extractor fan.

Bedroom 2 12'4x5'7 (3.76mx1.70m)

With bay window to front aspect, radiator and door to over stairs cupboard providing useful storage facility.

Bathroom

Suite comprising panel sided bath with shower over, tiled walls, hand wash basin set in vanity unit, low level WC, extractor fan, window to side aspect.

Front

Block paved driveway leading to attached garage with up and over style door, rear doors from garage to:

Rear Garden

A generously sized rear garden benefitting from a variety of flower shrub borders and beds, remainder of the garden is laid to lawn, decking and patio seating area, pond, walled to rear.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambridgeshire)

Property Type - Semi-detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 55SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, Max 1000Mbps upload, 100Mbps download

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

– None that the vendor is aware of



