



**2 Kingfisher Drive  
Burwell, Cambridgeshire**

**DAVID  
BURR**



## 2 Kingfisher Drive, Burwell, Cambridgeshire CB25 0BS

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

An impeccably presented two bedroom semi-detached house in the vastly popular village of Burwell. The stylish and recently improved accommodation comprises a large sitting room, dining room, kitchen, two bedrooms and a bathroom. Externally offering driveway and garage parking with a tranquil landscaped rear garden.

### A well-presented two bedroom semi-detached house in Burwell.

**SITTING ROOM** A spacious room with fitted storage and open to the:

**DINING ROOM** Windows to side and rear aspects and a door leading to the rear garden terrace.

**KITCHEN** A recently and stylishly fitted kitchen with fitted units, drawers and worktops with an inset double sink and drainer. Integrated appliances include an oven, hob, washing machine, fridge and freezer. Windows to side and front aspects.

#### First Floor

**LANDING** Window to side aspect, oak flooring and an airing cupboard.

**BEDROOM 1** Window to rear aspect, fitted wardrobe and oak flooring.

**BEDROOM 2** Oak flooring and window to front aspect.

**BATHROOM** Extensively tiled with a bath and a shower over, wash hand basin, WC and a heated towel rail.

#### Outside

The property benefits from driveway parking with a single garage that has electricity. The rear garden is predominately lawned with a desked seating terrace with the borders planted with established trees and shrubs.

**SERVICES** Gas fired central heating. Mains water, drainage, electricity and gas. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

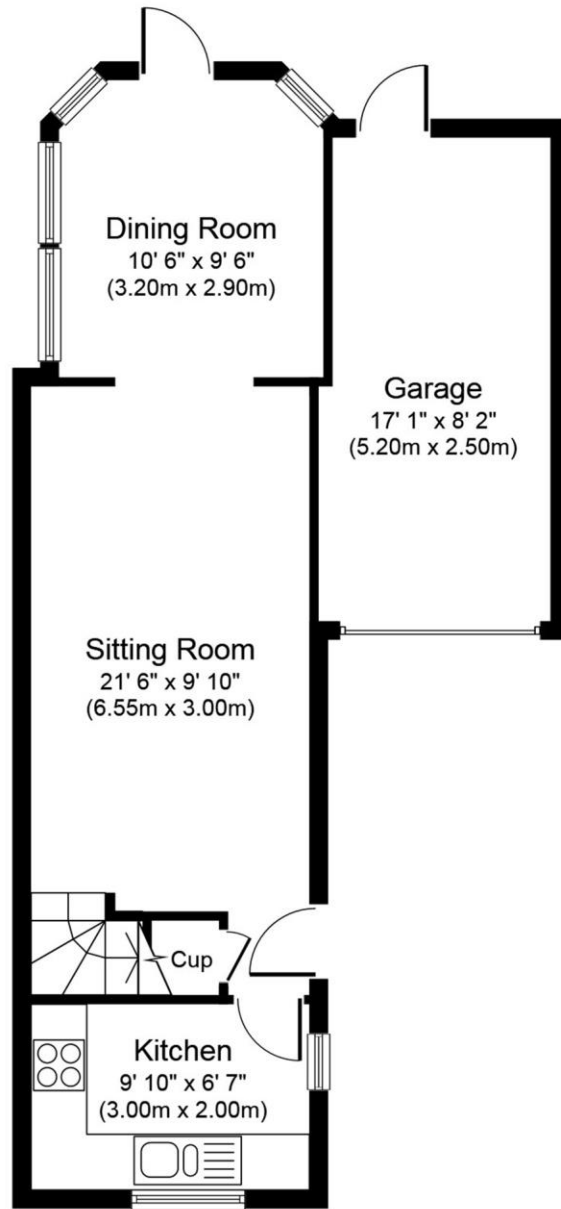
**COUNCIL TAX BAND** C.

**TENURE** Freehold.

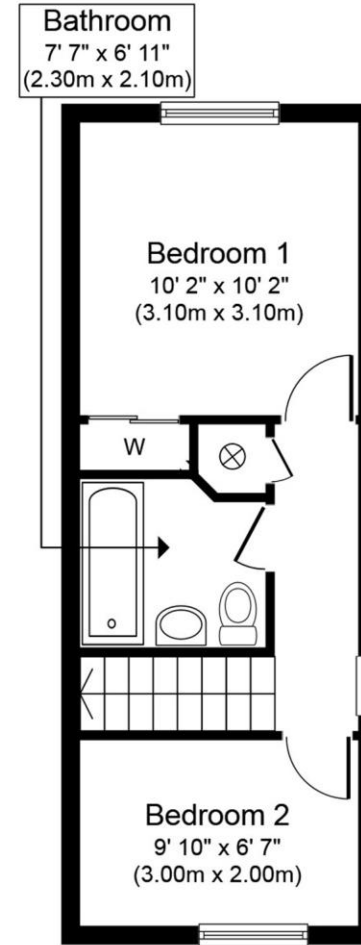
**EPC** C.

**WHAT3WORDS** propose.tasteful.pity

**VIEWING** by prior appointment only through David Burr estate agents.



**Ground Floor**  
**Approximate Floor Area**  
**519 sq. ft.**  
**(48.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**279 sq. ft.**  
**(25.9 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



