



Swaffham Road, Burwell, CB25 0AN

CHEFFINS

Swaffham Road

Burwell,
CB25 0AN

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Guide Price £795,000

- Outstanding Family Home
- Stylish Open Plan Kitchen/Diner
- Stunning Garden Room with Bi-fold Doors
- Set Within Approx. 1/4 Acre Plot
- Driveway With EV Charging Point & Double Garage
- Private And Extensive Rear Garden With Expansive Views

A rare and exciting opportunity to acquire an impressive, individual detached residence with south-east facing garden and generous parking. Well-proportioned and beautifully presented, this lovely home boasts substantial and versatile accommodation of over 2,100 sq.ft. and benefits from stunning views over open countryside.





LOCATION

The property is situated in a prominent position on the edge of this sought after village within easy reach of Cambridge (12 miles), Newmarket (5 miles) and Ely (13 miles). Burwell has a regular bus service and enjoys easy access to the A14 and A11 which connects with the M11. Burwell's proximity to Newmarket, renowned for horse racing, provides convenient access to a broad range of amenities, and rail services to Cambridge, London and beyond. Cambridge North offers direct services to London, making it ideal for those working in the capital but who prefer the tranquillity of village life. Burwell is a delightful village, rich in history, with a picturesque village centre boasting an array of local amenities, many conveniently situated within walking distance. These include a surgery, Post Office, traditional pubs, coffee shop, and a good range of shops. Additionally, the village has excellent educational facilities, notably the Ofsted rated "good" Burwell Village College Primary School. There is a community sports centre and a library, both central to the village's vibrant and thriving community life. Burwell is blessed with numerous recreational opportunities. The village is surrounded by beautiful countryside, perfect for walking and cycling. Burwell Museum and Windmill offers a fascinating glimpse into local history, while nearby Wicken Fen Nature Reserve, a National Trust property, provides an idyllic setting for nature lovers.

STORM PORCH

covering solid wood front entrance door leading to:

ENTRANCE HALLWAY

with stairs to first floor, wall mounted thermostat, smoke alarm, inset LED downlighters, radiator, understairs cupboard, intruder alarm, coved ceilings throughout, double glazed windows to front aspect, panelled doors leading to:

CLOAKROOM

with low level w.c., pedestal hand basin, half tiled walls, radiator, double glazed window fitted with privacy glass to rear aspect.

SITTING ROOM

with coal effect gas fire with marble surround and hearth, plaster mantel, radiators, wall mounted uplighters and central light, double glazed sash window to front aspect, panelled glazed double doors leading to:

GARDEN ROOM

with engineered oak flooring, wall mounted uplighters, vertical radiators, full width double glazed windows with integrated blinds overlooking garden, full width double glazed bi-fold doors with integrated blinds creating a flood of light as well as enhancing ease of access to extensive rear garden reinforcing this space as a wonderful area to relax and entertain.

KITCHEN/DINER

comprises a wealth bespoke solid oak wall and base mounted cabinetry with granite work surfaces, inset stainless steel sink, drainer to side, double glazed window overlooking rear garden, dual fuel double oven 5 ring hob range, stainless steel extractor hood, bespoke kiln forged glass splashback, integrated appliances, oak and limestone island with further bespoke cabinetry, inset LED downlighters and central lights, tiled floor, radiator, double glazed French doors onto patio, panelled door leading to:

UTILITY ROOM

comprising base mounted cupboards with a stone effect rolltop work surface, inset sink, part tiled walls, space and plumbing for appliances, base mounted gas fired boiler, loft access, panelled double glazed door fitted with privacy glass leading to driveway, intruder alarm, panelled double glazed door with cat flap leading to patio and rear garden.

DINING ROOM/STUDY

with wall mounted uplighters and central light, double radiator, double glazed sash window to front aspect.

FIRST FLOOR

LANDING

with inset LED downlighters and central light, smoke alarm, sun tunnel, radiators, double glazed sash window to front aspect, airing cupboard housing pressurised hot water cylinder, timber shelving, panelled doors to:

PRINCIPAL BEDROOM SUITE

with range of built-in fitted double wardrobes, radiator, double glazed window overlooking garden providing expansive views over open countryside, loft access, panelled door leading to:

ENSUITE BATHROOM

with tiled bath, large shower cubicle accessed via glazed door, low level w.c., pedestal wash basin, half tiled walls, marble tiled floor, heated towel rail, shelves and cupboards, inset LED downlighters with extractor fan, wall mounted light with shaver point, double glazed window with privacy glass to rear aspect.

BEDROOM 2

with built-in fitted double wardrobes, double radiator, high level full width double glazed windows to side aspect, double glazed windows overlooking garden providing expansive views over open countryside.

BEDROOM 3

with large double built-in fitted wardrobe, radiator, inset LED downlighters, box bay window with double glazed windows to front and rear aspect.

FAMILY BATHROOM

with tiled bath, shower cubicle accessed via glazed door, low level w.c., wall hung vanity and basin unit, half tiled walls, heated towel rail, wall mounted light with shaver point, wood effect flooring, inset LED downlighters with extractor fan, double glazed window fitted with privacy glass to rear aspect.

BEDROOM 4

with built-in double fitted wardrobe, radiator, double glazed sash window to front aspect.

BEDROOM 5

with radiator, double glazed window to front aspect.

OUTSIDE

The property is accessed via a dropped tarmac kerb leading to a gravel driveway with parking for up to eight cars, bordered by mature hedges and trees, with delightful flower beds and wild areas by front hedge, access to double garage, side access gates and EV charging point.

To the rear of the property is an extensive garden principally laid to lawn with a magnificent walnut tree and mature plum, eating and cooking apple trees, paved patio area, wall mounted lighting creating a wonderful atmosphere in the evening, and a paved pathway providing side access.


The garden is bordered by closed board wooden fencing and part brick wall. At the very end of the garden is a mature mixed hedge boundary containing beech, wild roses and cobnuts which incorporates a paddock style fence with wiring, making it secure for dogs. There are breath-taking views over undulating open countryside beyond this fantastic south-east facing garden.







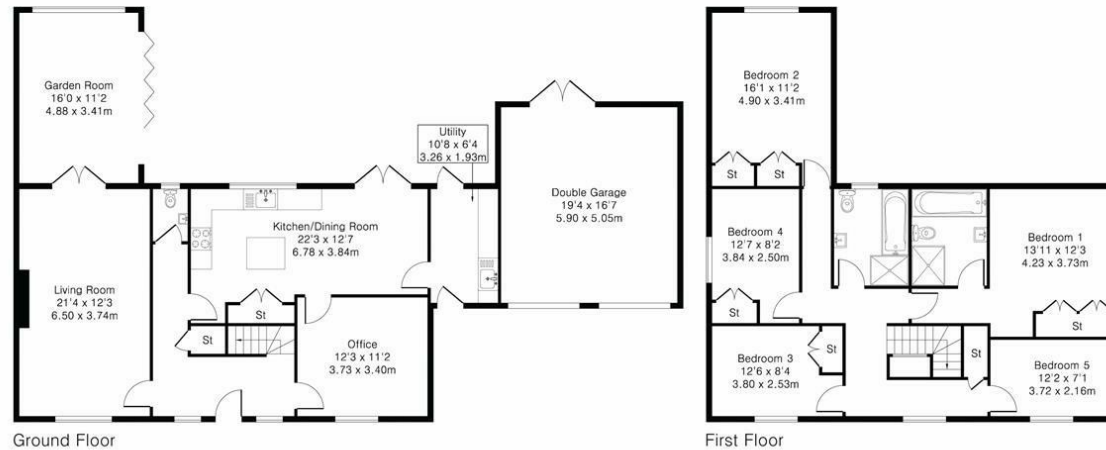
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £795,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambridgeshire

Approximate Gross Internal Area 2075 sq ft – 193 sq m
 Ground Floor Area 1073 sq ft – 100 sq m
 First Floor Area 1002 sq ft – 93 sq m
 Garage Area 304 sq ft – 28 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.