



7 Burdeley's Way, Comberton, Cambridge, CB23 7BY  
Guide Price £735,000 Freehold



rah.co.uk  
01223 800860



**A STUNNING CONTEMPORARY DETACHED FAMILY RESIDENCE OFFERING GENEROUSLY PROPORTIONED AND BEAUTIFULLY PRESENTED ACCOMMODATION ENJOYING A QUIET CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Modern detached house
- 3 beds, 2 baths, 1 recept
- Constructed by local boutique developers Beechwood Estates in 2021
- Off road parking and unusually large garage
- Council tax band - E
- 1496 Sqft / 139.1 Sqm
- 0.08 acres
- Airsource heating system
- EPC - B /84
- Sought-after village location

The property was constructed by local boutique developers Beechwood Estates in 2021 to a light and spacious design, finished to exacting standards, boasting a tranquil cul-de-sac position within this highly sought-after village. The owner has made multiple improvements despite the property being relatively new, most notable is the professional landscaping of the garden plus numerous specification upgrades throughout. The property boasts an excellent energy performance rating and a state-of-the-art Airsource heating system making this property extremely efficient and incredibly affordable to run.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation and a generous cloakroom/WC just off which could easily incorporate a utility area with plumbing connected. Attractive karndeian flooring flows through much of the ground floor with heating under. New carpet has been recently fitted throughout. The bay windowed sitting room has a feature exposed chimney breast with timber cladding and inset contemporary recessed state of the art Gazco eReflex electric stove. The kitchen/dining/family room is very much the heart of this beautiful home, a wonderful bright and spacious family space overlooking the garden. The kitchen area is fitted with attractive contemporary cabinetry, ample sile-stone work surfaces and splash-backs with inset one and a half sink unit, mixer tap and bevel drainer. There are a range of integrated high-quality appliances including an induction hob, combi oven, fridge/freezer, dishwasher and washing machine. The cupboard under the stairs has space for a tumble dryer.

Upstairs, off the galleried landing are three large double bedrooms plus a luxury en-suite to the master bedroom and a family bathroom, all fitted with Duravit sanitary ware.

Outside, there is a small lawned front garden enclosed by hedging with a generous block paved driveway to the side which accommodates three vehicles and leads to the unusually large garage with up and over door, power and light connected. Gated side access leads to the rear garden which has been professionally landscaped in a Mediterranean scheme with shaped and manicured lawns, a generous Indian sandstone terrace, raised flower and shrub borders and beds and screened by a selection of ornamental cherry trees and silver birches.

**Location**

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the City and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a very well stocked Co-op, dentist, hairdresser, and pub. There is both a playgroup and excellent nursery in the village and a well regarded GP practice, as well as dispensing pharmacy, in Comberton. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. Airsource heating system

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - E

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

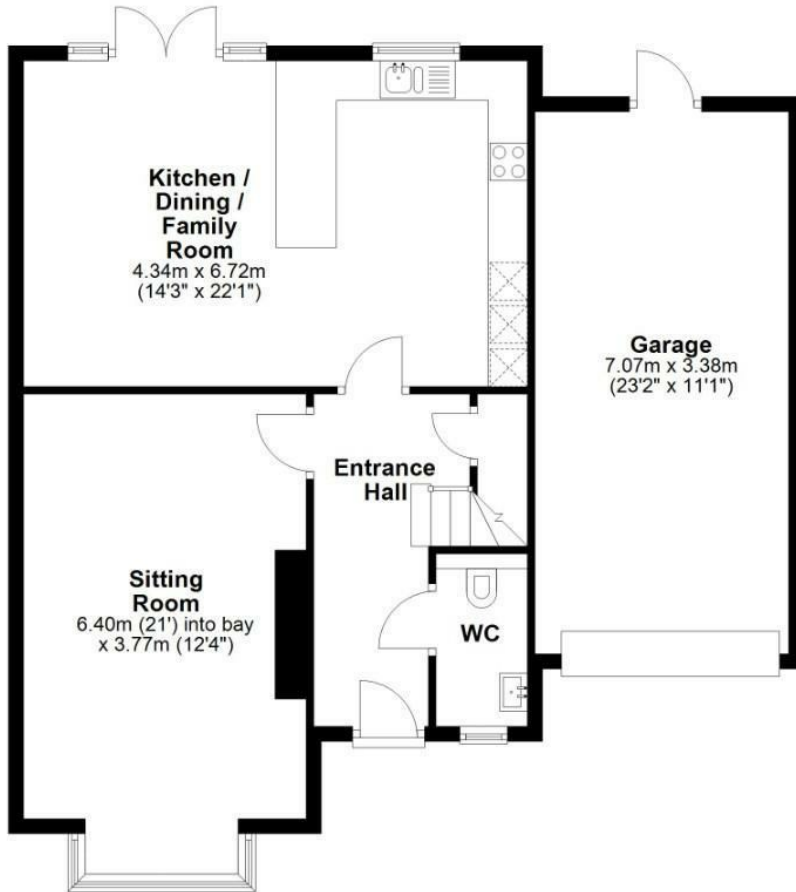






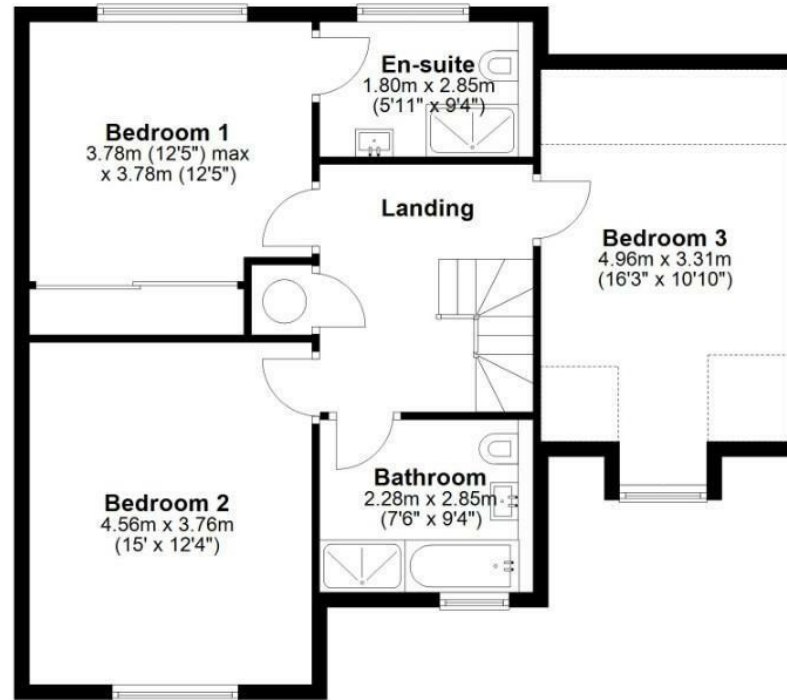
## Ground Floor

Main area: approx. 65.8 sq. metres (707.8 sq. feet)  
Plus garages, approx. 23.9 sq. metres (257.5 sq. feet)



## First Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



Main area: Approx. 139.1 sq. metres (1496.9 sq. feet)  
Plus garages, approx. 23.9 sq. metres (257.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







