



48 High Street
Burwell, Cambridgeshire CB25 0HD
Offers In Excess Of £600,000

MA
Morris Armitage

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A well presented four bedroom family home proudly nestling in the centre of this much loved and well served village.

Stylishly presented, this property has been lovingly updated and improved by the current owners and now enjoys accommodation to include an entrance hall, sitting room with parquet flooring, beautiful re-fitted kitchen/breakfast room, utility, downstairs shower room, four good size bedrooms (with large walk in wardrobe space and en-suite bathroom to the master bedroom) and a family bathroom.

The property benefits from cavity wall insulation, a new gas boiler and new radiators throughout and double glazed windows and doors.

Complete with a garden to the front and an enclosed, part walled, mature rear garden with decked and paved patio/seating areas and detached garage.

Early viewing is absolutely essential.

EPC: C
Council Tax Band E (East Cambs)

Accommodation Details

Entrance Hall

Storage cupboard, quarry tiled flooring, mains connected fire alarm, radiator, doors and access through to:

Living Room

22'6" x 12'4"
Feature multi fuel burning fireplace with tiled hearth, television and telephone connection points, radiators, parquet flooring, inset LED lighting, double glazed window to the front aspect and French doors opening out onto the rear garden.

Kitchen/Dining Room

22'6" x 11'8"
Dual aspect room with double glazed windows to front and rear aspects, the kitchen is newly fitted with a range of modern eye level and base storage units with composite work surfaces over, inset one and a half bowl stainless steel sink with drainer and mixer tap over, built in appliances including fridge, freezer, dishwasher, wine cooling fridge, NEFF hide and slide oven and combination microwave oven, separate Bosch induction hob and cooker hood above, splashback, part tiled walls, tiled flooring in kitchen, parquet flooring in dining area, inset LED ceiling lights. mains connected fire alarm, radiators and television connection point.

Utility

7'8" x 5'8"
Fitted with modern eye level and base storage units with work surfaces over, space and plumbing for washing machine, space for dryer, tiled flooring, inset LED ceiling lights, double glazed window to side aspect and door leading out to rear garden.

Shower Room

6'9" x 6'2"
Suite comprising low level WC, hand wash basin and shower cubicle, chrome heated towel rail, part tiled walls, extractor fan, ceiling lighting, quarry tiled flooring, double glazed obscured window to the rear aspect.

First Floor Landing

Airing cupboard, access to loft space, mains connected fire alarm, carpeted flooring, double glazed window to the front aspect, doors leading through to:

Master Bedroom

12'4" x 10'11"
Spacious wardrobe, wood flooring, radiator, double glazed window to the rear aspect, door leading through to Ensuite bathroom.

Ensuite

6'9" x 3'9"
Suite comprising low level WC, hand wash basin and shower cubicle, part tiled walls, extractor fan, wood flooring, heated towel rail, double glazed obscured window to the rear aspect.

Bedroom 2

11'8" x 9'7"
Storage cupboard, wood flooring, radiator, double glazed window to the front aspect

Bedroom 3

11'8" x 10'0"
Television connection point, storage cupboard, radiator, wood flooring, double glazed window to the rear aspect,

Bedroom 4

12'4" x 7'8"
Telephone connection point, wood flooring, radiator, double glazed window to the front aspect.

Bathroom

6'9" x 5'7"
Suite comprising low level WC, pedestal hand wash basin and roll top bath tub with shower attachment, part tiled walls, heated towel rail, tiled flooring, extractor fan, double glazed obscured window to the rear aspect.

Outside - Front

Gated access leading onto shingle driveway providing off road parking for three cars, enclosed front garden mainly laid to lawn with surrounding bushes and trees, pathway leading up to the property entrance.

Outside - Rear

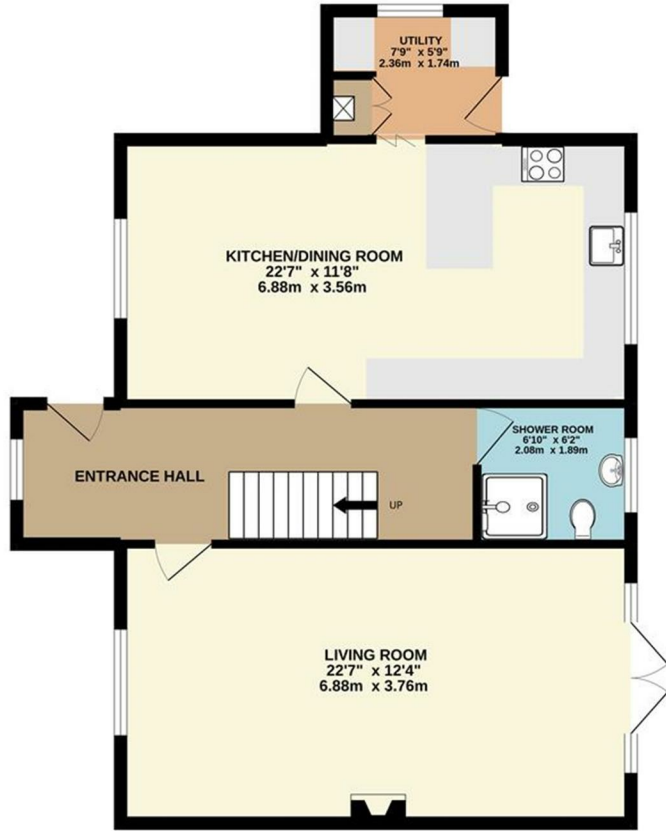
Split level wrap around garden mainly laid to lawn with a variety of trees, bushes, shrubs and flowers, decking and patio areas offering spaces for outdoor seating, side garden with patio area, two outdoor sockets, outside tap, gated access to the side of the property.

Detached Double Garage

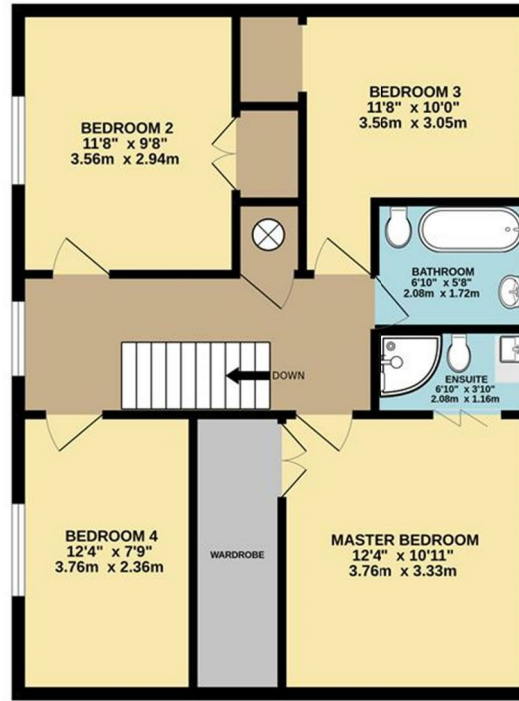
18'0" x 17'8"
Detached garage with up and over door, power and lighting, large boarded loft space, eaves storage, double glazed window to the rear aspect and pedestrian door.



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

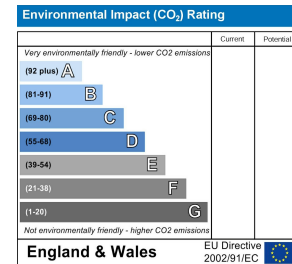
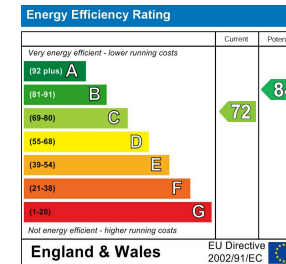


1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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