



**Appletree Grove, Burwell, Cambridgeshire CB25 0BF**

**Offers In Excess Of £325,000**



## Appletree Grove, Burwell, Cambridgeshire CB25 0BF

A particularly smart, modern and detached family home located towards the outskirts of this highly sought after village and positioned within a quiet residential cul-de-sac.

This well presented and tastefully decorated property benefits from an entrance hall, sitting room with bay window and opening to dining room with archway to the kitchen, cloakroom, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Features include gas fired heating and replacement sealed unit uPVC double glazing throughout.

Externally the property enjoys a pleasant, fully enclosed and well maintained rear garden with large patio area, door to garage and gated access to double width driveway allowing off road parking for up to four vehicles, plus carport.

Burwell is a super village, highly desirable and offering a variety of shops, pubs and restaurants, doctors, dentist and sports facilities.

Viewing comes highly recommended.

### Accommodation Details

Front door with storm porch leading through to:

#### Entrance Hall

With staircase rising to the first floor, doors and access leading through to the:

#### Cloakroom

With low level WC, wash hand basin with vanity under, understairs storage cupboard, radiator and tiled flooring.

#### Sitting Room 12'11" x 10'9" (3.96m x 3.30m)

Spacious sitting room with TV connection point, radiator, bay fronted window and opening to the:

#### Dining Room 9'5" x 7'7" (2.87m x 2.31m)

With built-in storage units, radiator, tiled flooring and French double glazed patio doors out to the rear garden.

#### Kitchen 8'11" x 7'2" (2.72m x 2.18m)

Fitted with a matching range of eye level and base storage units with working top surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, built-in oven, four-ring gas burner hob and extractor hood above, space and plumbing for fridge/freezer, dishwasher and washing machine. Window to the rear aspect.

#### First Floor Landing

With window to the side aspect, access to loft, doors and access leading through to:

#### Bedroom 1 10'9" x 9'7" (3.28m x 2.92m)

Double bedroom with fitted wardrobes, window to the rear aspect, radiator and door leading through to:

#### En-Suite

Suite comprising of low level WC, pedestal wash basin, walk-in shower with tiled surroundings, radiator and window to the rear aspect.

#### Bedroom 2 9'10" x 6'7" (3.00m x 2.01m)

With radiator and window to the front aspect.

#### Bedroom 3 8'6" x 7'0" (2.59m x 2.13m)

With radiator, access to airing cupboard and window to the front aspect.

#### Bathroom

Three piece suite comprising of a low level WC,

wash basin, panelled bath with wall mounted shower, heated towel rail, tiled walls and flooring. Window to the side aspect.

#### Outside - Front

Mainly laid to lawn, pathway leading to the front of the property, driveway to the side of the property providing parking for several vehicles and leading to garage with sliding door, gated access leading through to:

#### Outside - Rear

Fully by timber fencing enclosed rear garden with extensive patio area, lawn area and pedestrian door though to the garage.

### PROPERTY INFORMATION

Maintenance fee -

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 67 SQM

Parking – Driveway & carport

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

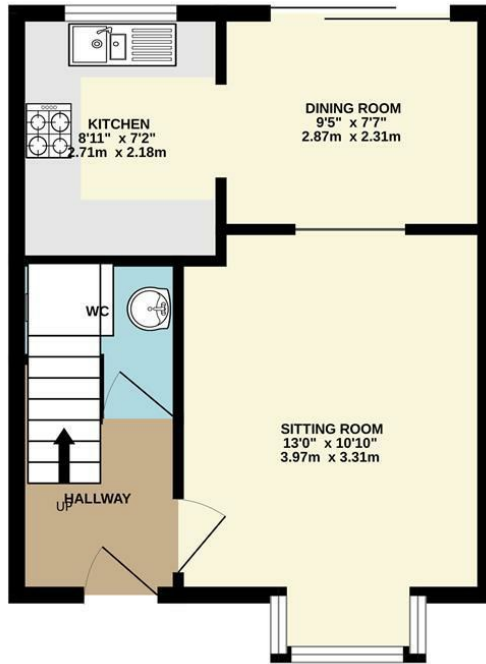
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

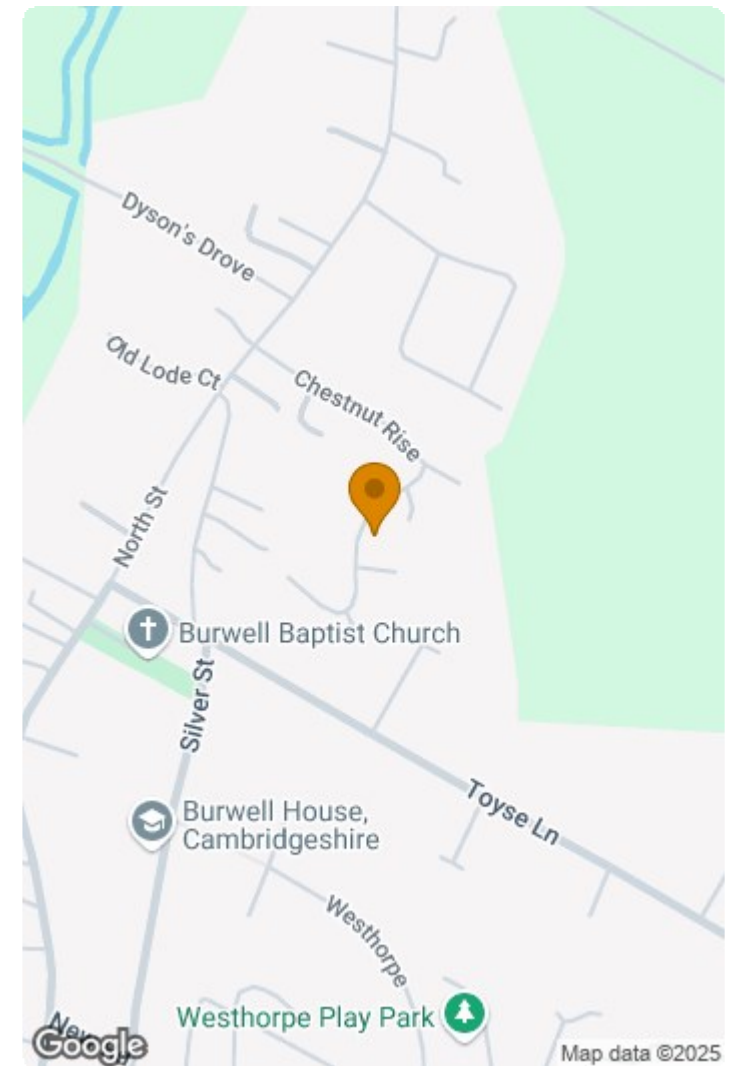
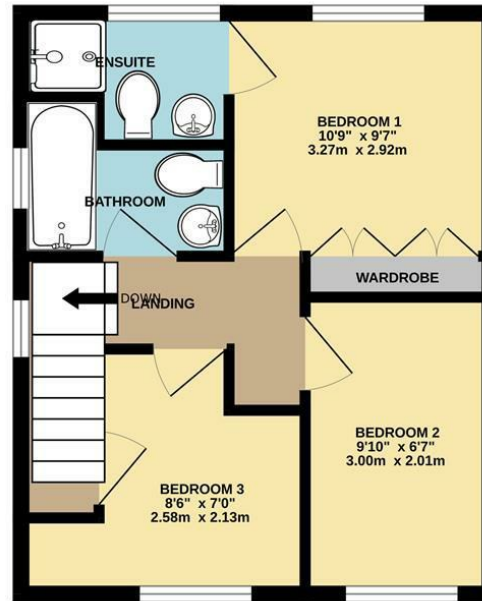
Location - What 3 Words -

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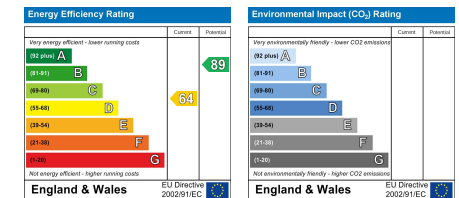
GROUND FLOOR



1ST FLOOR



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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