



Ravenward Drive, Burwell CB25 0AD

Guide Price £465,000

MA

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Ravenward Drive, Cambridge, Cambridgeshire CB25 0AD

A modern and detached family home standing within this select development and located at the end of a no-through road.

Cleverly planned and well presented, this property has been updated and improved by the current owners and offers accommodation to include entrance hall, impressive refitted kitchen/dining room, living room, study, utility room, four good size bedrooms and a family bathroom.

Externally the property offers parking, car-port and fully enclosed garden.

Outstanding value for money - viewing recommended.

Accommodation Details:

Covered storm porch with front door to:

Entrance Hall

Staircase to first floor, radiator, doors leading to:

Living Room 16'0" x 13'1" (4.90 x 4.00)

Good sized living room with TV connection point, radiator, window to the front aspect and opening through to the:

Kitchen/Diner 19'8" x 10'9" (6.00 x 3.30)

Fitted with a matching country style range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space for range oven with extractor hood over, splash back, integrated dishwasher, kitchen island with integral storage cabinets, wooden top, space for fridge/freezer, wood effect flooring, recessed ceiling lights, space for dining table and chairs, French doors to the garden.

Family Room 14'9" x 11'5" (4.50 x 3.50)

With radiator and window to front aspect.

Utility Room 10'9" x 8'2" (3.30 x 2.50)

With fitted storage cupboards and working surfaces over, space and plumbing for washing machine,

space for fridge freezer, sink with drainer and mixer tap, door to garden.

Cloakroom

Low Level WC, hand wash basin, extractor fan, radiator.

First Floor Landing

With access to airing cupboard, doors through to the bedrooms and bathroom.

Master Bedroom 16'0" x 12'9" (4.90 x 3.9)

Double bedroom with built in triple sliding door wardrobe, radiator, window to the front aspect and door leading to:

Ensuite 7'10" x 10'9" (2.40 x 3.30)

Fitted curved shower, low level WC, hand wash basin, window to front aspect, radiator.

Bedroom 2 11'1" x 10'9" (3.40 x 3.30)

With radiator and window to the rear aspect.

Bedroom 3 10'9" x 8'2" (3.30 x 2.50)

Double bedroom with radiator and window to the rear aspect.

Bedroom 4 16'4" x 8'2" (5.00 x 2.50)

Double bedroom with built-in wardrobes, radiator and dormer window to the front aspect.

Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with wall mounted shower, radiator and obscured window to the side aspect.

Outside - Front

Block paved driveway and car port.

Outside - Rear

L shaped garden from back to the side, mainly laid to lawn with patio area.

PROPERTY INFORMATION

Maintenance fee - tbc

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached house

Property Construction - Standard

Number & Types of Room - Please

refer to the floorplan

Square Meters - 134 SQM

Parking - Driveway & carport

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available

1000Mbps download, 50Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

- None that the vendor is aware of



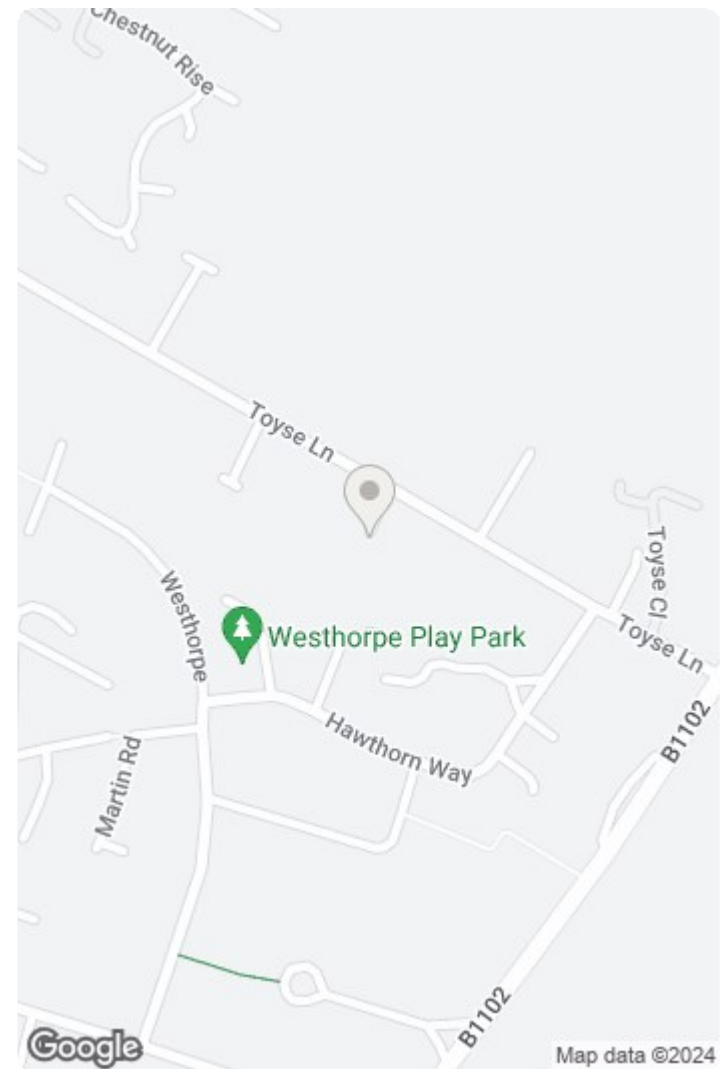
GROUND FLOOR



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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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