



**Bloomsfield**  
**Burwell, Cambridgeshire CB25 0RA**  
**Offers In Excess Of £600,000**

## Bloomsfield, Burwell, Cambridgeshire CB25 0RA

Superb opportunity to purchase a detached family home occupying a delightful south west facing plot and set within this sought after and highly regarded village.

Cleverly designed and offering generous size rooms throughout, this family home offers accommodation to include spacious entrance hall, living room, dining room/bedroom 5, kitchen/breakfast room, study, cloakroom, utility room, FOUR DOUBLE bedrooms (en-suite to master) and a family bathroom.

Externally the property offers a lovely South West facing garden with a delightful view to rear overlooking an orchard, integral double garage and parking facilities.

### Entrance Hall

Part glazed door with staircase rising to the first floor, under stair storage cupboard with double access, radiator and door access through to:

### Cloakroom 5'6" x 4'4" (1.68 x 1.33)

With low level WC, hand wash basin, tiled floor, radiator and obscured window to front aspect.

### Living Room 23'0" x 11'3" (7.03 x 3.43)

Glazed double door leading in, feature fireplace with marble surround and hearth, timber mantel, television connection point, radiators, window to the front aspect, French doors leading out to rear garden.

### Kitchen 20'2" x 8'11" (6.16 x 2.73)

Fitted with a range of eye and base level storage cabinets with working top surfaces over, stainless steel sink with drainer and mixer tap over, built in

eye level electric double combination oven, separate gas hob with extractor above, space for dishwasher, tiled splash backs, room for table and chairs, radiator, exposed timber beams, recessed ceiling lighting, dual aspect windows to the rear and side, oak glazed door through to:

### Dining Room 11'3" x 9'10" (3.45 x 3.01)

With radiator and window to the rear aspect.

### Utility Room 7'4" x 6'1" (2.25 x 1.87)

Fitted with eye level and base storage units with working top surfaces over, stainless steel sink with drainer and taps over, space and plumbing for washing machine, space for tumble dryer, radiator, window to the rear aspect, and door leading out to garden.

### First Floor Landing

Doors and access through to:

### Bedroom 1 14'4" x 11'3" (4.38 x 3.45)

Two built in wardrobes, radiator, window to the rear aspect, door to ensuite.

### Ensuite 8'7" x 5'4" (2.63 x 1.65)

Comprising three piece suite with low level WC, wash hand sink basin with mixer tap and enclosed shower.

### Bedroom 2 12'1" x 11'3" (3.70 x 3.45)

Two built in wardrobes, radiator and window to the rear aspect.

### Bedroom 3 14'10" x 9'8" (4.54 x 2.97)

With storage cupboard radiator and window to the front and side aspect.

### Bedroom 4 12'2" x 11'10" (3.73 x 3.61)

With radiator and window to the front aspect.

### Bathroom 8'11" x 8'7" (2.74 x 2.62)

With low level WC, wash hand sink basin and bath.

### Outside - Front

Paved driveway up to garage, the rest of the front garden is laid to lawn with established hedge and shrub borders, gated access to the side of the property leading through to the rear garden.

### Outside - Rear

Beautifully landscaped rear garden laid mainly to lawn with a variety of fruit trees, bushes and shrub borders, patio area, and timber fencing.

### Double Garage 18'2" x 16'4" (5.54 x 4.99)

With two single opening doors, internal power and lighting, pedestrian door leading into garden area.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 159 SQM

Parking – Driveway & double garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

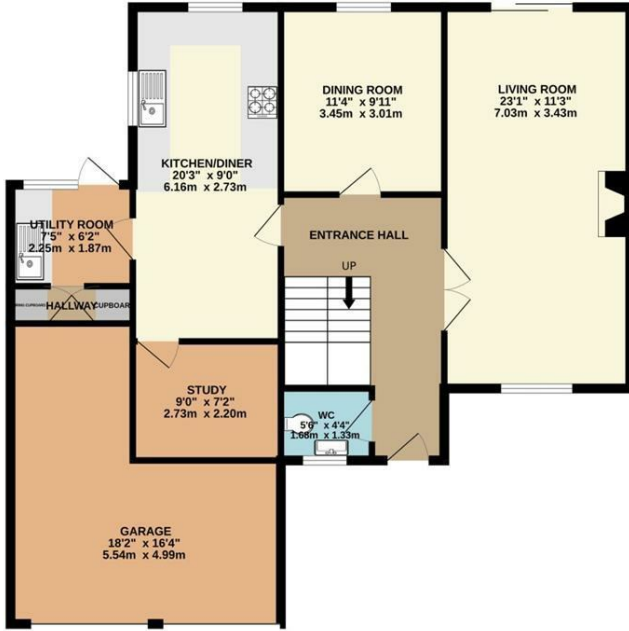
Broadband Connected - tbc

Broadband Type – Superfast available, 38Mbps download, 6Mbps upload

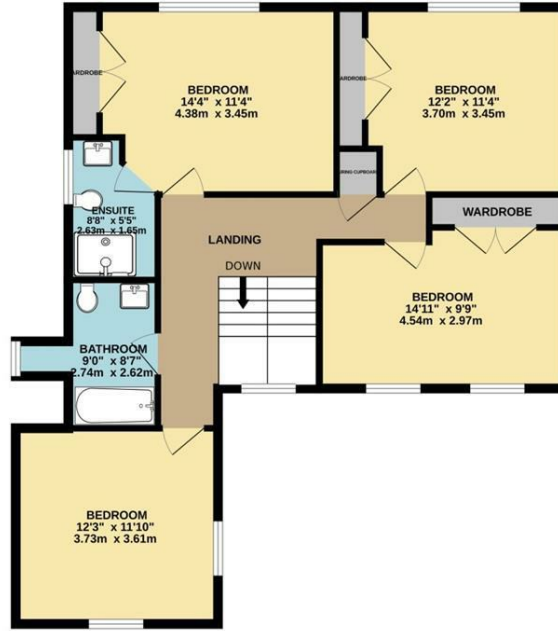
Mobile Signal/Coverage – Good

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

GROUND FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



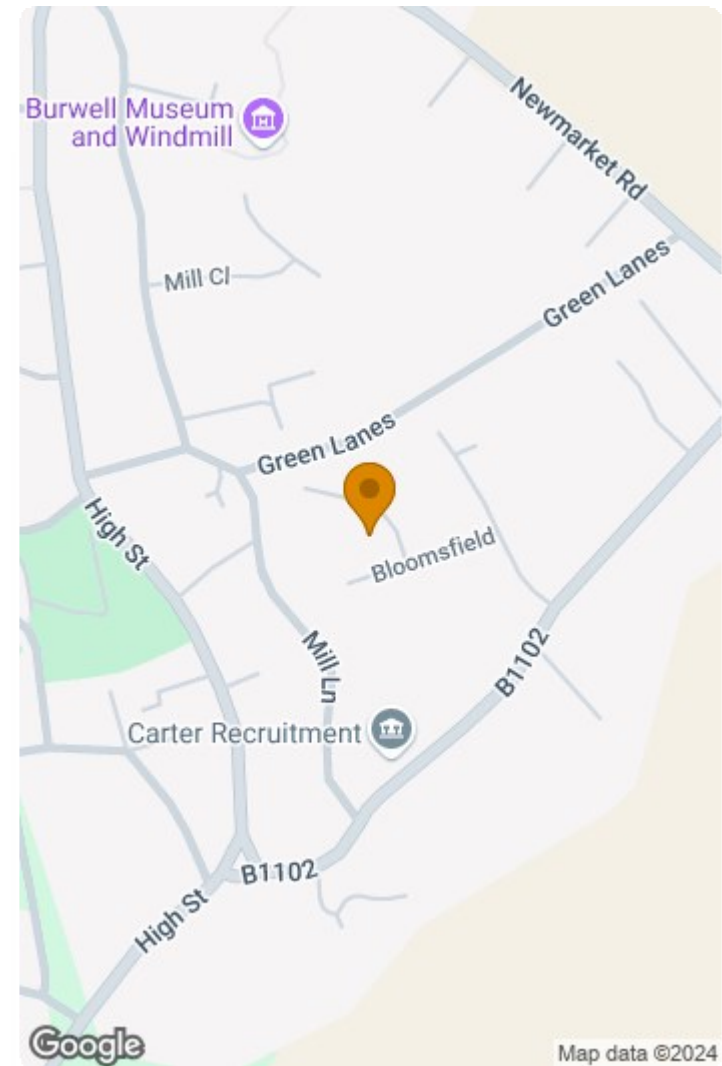
1ST FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1923 sq.ft. (178.7 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	59		
<p>Very energy efficient - lower running costs</p> <p>A (91-100)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (39-53)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (91-100)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (39-53)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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