



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

**Guide Price £385,000**

**MA**

Morris Armitage

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## Appletree Grove, Burwell, Cambridgeshire CB25 0BF

A superb modern and detached family home standing towards the end of a no-through road and enjoying a lovely aspect to front overlooking an open green.

Cleverly improved, this property offers accommodation to include refitted kitchen/dining room, living room, conservatory, three bedrooms ( ensuite to master ) and a family bathroom.

Externally the property offers a mainly south facing rear garden, garage and additional parking.

### Entrance Hall

Porch providing space for footwear leading to half glazed door with window to the side. Doors leading to cloakroom and living room. Stairs to first floor.

### Kitchen/Dining Room

Fitted with a range of eye and base level modern cupboards with wood effect worktop over. 1 1/2 bowl stainless steel sink with drainer and mixer tap over. Integrated eye level double oven. Inset gas hob with stainless steel extractor over. Integrated dishwasher, washing machine and fridge/freezer. Tiled splash backs throughout working areas. Wood effect laminate flooring. Downlighters. Doors leading to living room and driveway to the side. Dual aspect windows overlooking the rear garden and front aspect. Radiator.

### Living Room

Spacious living room with attractive fireplace with white surround and mantle. Sliding glazed doors leading to conservatory. Doors leading to entrance hall and kitchen/dining room.

### Conservatory

French doors leading to rear garden. Tiled roof. Tiled flooring. Glazed sliding doors leading to living room.

### Cloakroom

White suite comprising of low level W.C. and hand basin with vanity unit under. Tiled flooring. Obscured window. Radiator.

### First Floor Landing

#### Bedroom 1

Spacious double room with en suite. Built-in wardrobe. Window overlooking the front aspect. Radiator.

#### En suite

Contemporary white suite comprising of low level W.C., pedestal hand basin with mixer tap over and shower cubicle. Tiled throughout. Tiled flooring. Obscured window.

#### Bedroom 2

Double room with window overlooking the front aspect. Built-in wardrobe. Radiator.

#### Bedroom 3

Single room with window overlooking the rear aspect. Radiator.

### Family Bathroom

White suite comprising of low level W.C., pedestal hand basin with mixer tap over, bath with wall mounted shower over and glass screen. Tiled throughout. Tiled flooring. Obscured window.

### Outside - Front

Porch with half glazed door and windows. Block paved area with gravel border. Driveway providing parking and access to garage.

### Outside - Rear

Enclosed rear garden with raised area, currently laid with artificial grass. Patio area leading from the conservatory. Side access gate leading to driveway and garage.

### PROPERTY INFORMATION

Maintenance fee - n/a  
EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan

Square Meters - 70 SQM

Parking - Driveway & Garage

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

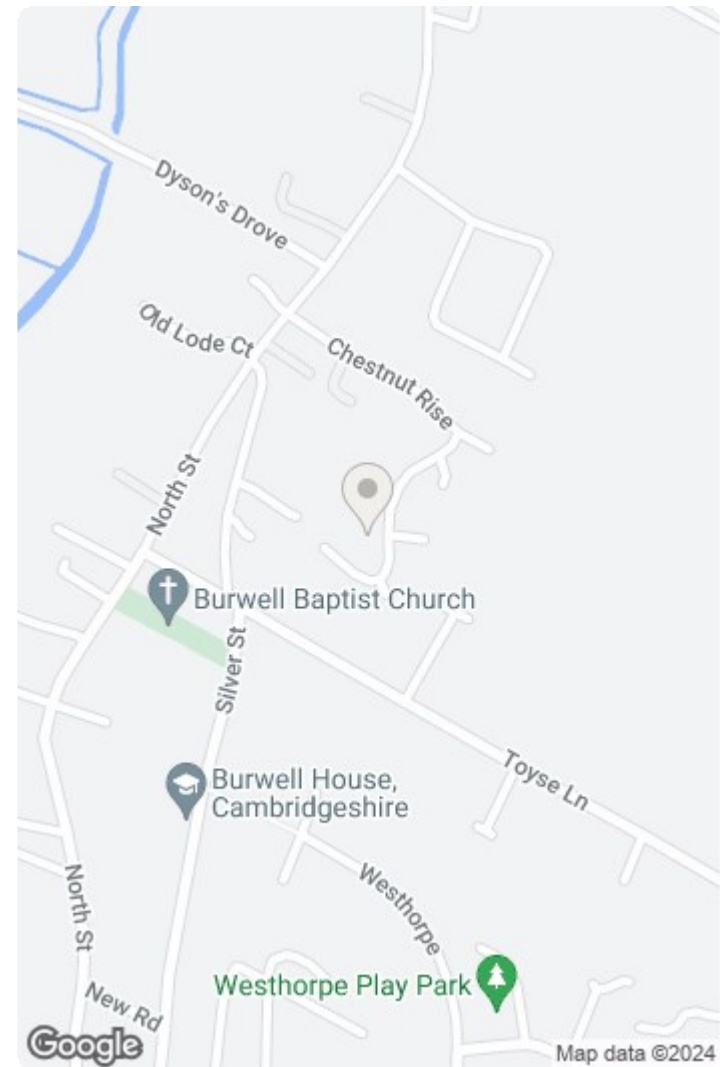
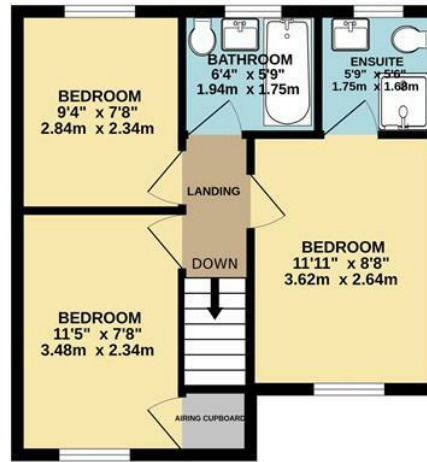
Rights of Way, Easements, Covenants

- None that the vendor is aware of



GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



3 APPLETREE GROVE

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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
84 (A)	61 (D)	84 (A)	61 (D)
82 (A)	59 (D)	82 (A)	59 (D)
80 (A)	57 (D)	80 (A)	57 (D)
78 (A)	55 (D)	78 (A)	55 (D)
76 (A)	53 (D)	76 (A)	53 (D)
74 (A)	51 (D)	74 (A)	51 (D)
72 (A)	49 (D)	72 (A)	49 (D)
70 (A)	47 (D)	70 (A)	47 (D)
68 (A)	45 (D)	68 (A)	45 (D)
66 (A)	43 (D)	66 (A)	43 (D)
64 (A)	41 (D)	64 (A)	41 (D)
62 (A)	39 (D)	62 (A)	39 (D)
60 (A)	37 (D)	60 (A)	37 (D)
58 (A)	35 (D)	58 (A)	35 (D)
56 (A)	33 (D)	56 (A)	33 (D)
54 (A)	31 (D)	54 (A)	31 (D)
52 (A)	29 (D)	52 (A)	29 (D)
50 (A)	27 (D)	50 (A)	27 (D)
48 (A)	25 (D)	48 (A)	25 (D)
46 (A)	23 (D)	46 (A)	23 (D)
44 (A)	21 (D)	44 (A)	21 (D)
42 (A)	19 (D)	42 (A)	19 (D)
40 (A)	17 (D)	40 (A)	17 (D)
38 (A)	15 (D)	38 (A)	15 (D)
36 (A)	13 (D)	36 (A)	13 (D)
34 (A)	11 (D)	34 (A)	11 (D)
32 (A)	9 (D)	32 (A)	9 (D)
30 (A)	7 (D)	30 (A)	7 (D)
28 (A)	5 (D)	28 (A)	5 (D)
26 (A)	3 (D)	26 (A)	3 (D)
24 (A)	1 (D)	24 (A)	1 (D)
22 (A)	0 (D)	22 (A)	0 (D)
20 (A)	0 (D)	20 (A)	0 (D)
18 (A)	0 (D)	18 (A)	0 (D)
16 (A)	0 (D)	16 (A)	0 (D)
14 (A)	0 (D)	14 (A)	0 (D)
12 (A)	0 (D)	12 (A)	0 (D)
10 (A)	0 (D)	10 (A)	0 (D)
8 (A)	0 (D)	8 (A)	0 (D)
6 (A)	0 (D)	6 (A)	0 (D)
4 (A)	0 (D)	4 (A)	0 (D)
2 (A)	0 (D)	2 (A)	0 (D)
0 (A)	0 (D)	0 (A)	0 (D)

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