



Melford Close
Burwell, Cambridgeshire CB25 0JG
Offers In Excess Of £550,000

Melford Close, Burwell, Cambridgeshire CB25 0JG

A superbly presented modern family home tucked away at the end of this popular development and set in this thriving East Cambridgeshire village.

Cleverly planned and hugely improved by the current owners, this property offers extensive accommodation to include entrance hall, study, living room, fabulous kitchen/dining room, conservatory, sitting room/play room, four good size bedrooms (two en-suite) and a refitted bathroom.

Externally the property extensive driveway and parking.

Accommodation Details:

Fully glazed front entrance door leading through to the:

Entrance Hall

With staircase rising to the first floor and door through to the:

Living Room 17'5" x 11'10" (5.33 x 3.61)

Spacious living room with TV connection point, radiator, laid wooden flooring, bay window looking out over the rear garden and double doors through to the conservatory.

Kitchen 15'2" x 7'8" (4.64 x 2.36)

Modern fitted kitchen with a range of matching eye and base level storage units with wooden working surfaces over, inset ceramic sink and drainer with mixer tap, tiled splashback areas, five-ring gas burner hob with extractor hood above, double eye level oven, fridge/freezer, dishwasher and space for a washing machine. Breakfast bar with pendant lighting over, laid wooden flooring, window to the side and rear aspects and opening through to the:

Dining Room 12'1" x 9'6" (3.70 x 2.90)

Laid wooden flooring, vertical radiator and sliding doors out to the:

Conservatory 17'8" x 13'9" (5.40 x 4.20)

Double glazed windows surrounding, laid wooden flooring, radiator and French style doors out to the garden.

Play Room 15'7" x 9'4" (4.77 x 2.87)

Laid wooden flooring, radiator and windows to the side aspect.

Study 8'10" x 5'6" (2.70 x 1.70)

Laid wooden flooring, radiator and window to the front aspect.

Gym 15'7" x 5'5" (4.77 x 1.67)

With power and lighting.

Clockroom

Low level WC and wash basin.

First Floor Landing

With access to loft space, window to the front aspect and doors through to the bedrooms and bathroom.

Bedroom 1 17'10" x 11'11" (5.45 x 3.65)

Double bedroom with useful storage cupboards/built-in wardrobes, laid wooden flooring, radiator, windows to the side aspect and door through to the:

Ensuite

Comprising a concealed WC, wash basin, walk-in shower with glass screen, part tiled walls, tiled flooring, heated chrome towel rail and obscured window to the side aspect.

Bedroom 2 11'11" x 11'9" (3.64 x 3.60)

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

Ensuite

Comprising of a concealed WC, wash basin, enclosed shower cubicle, tiled flooring, heated chrome towel rail and window to the rear aspect.

Bedroom 3 9'7" x 9'6" (2.94 x 2.90)

With built-in wardrobe, radiator and window to the rear aspect.

Bedroom 4 8'9" x 7'9" (2.67 x 2.37)

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

Bathroom

Three piece suite comprising of a concealed WC, wash basin with vanity cupboard under, panelled bath with wall mounted shower, part tiled walls, tiled flooring, heated chrome towel rail and Velux window.

Outside - Front

Laid to shingle driveway creating ample parking spaces.

Outside - Rear

Superbly presented rear garden well stocked with vibrant shrubs and plants. Laid to lawn area with paved patio along the side of the property. Side pedestrian gate.

Property Information:

Maintenance fee - N/A

EPC - TBC

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Metres - 132 SQM

Parking – Off road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

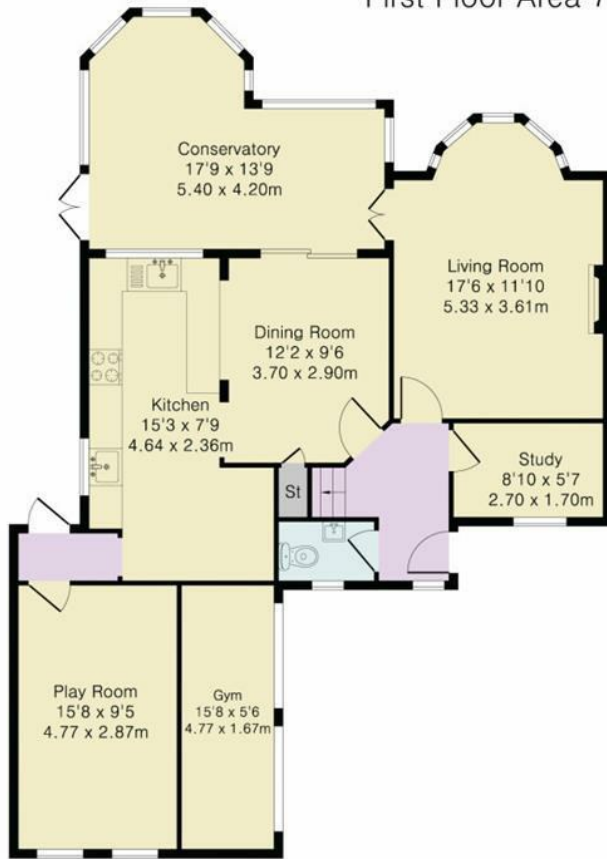
Broadband Connected - Yes

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

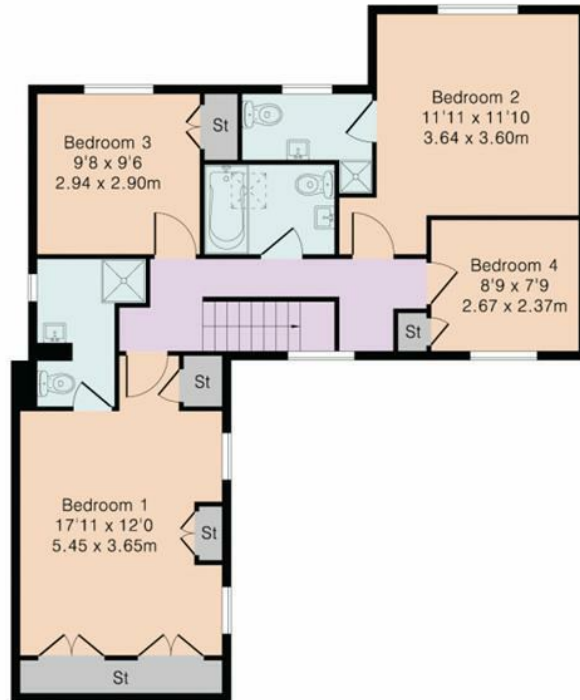
Mobile Signal/Coverage – Likely

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

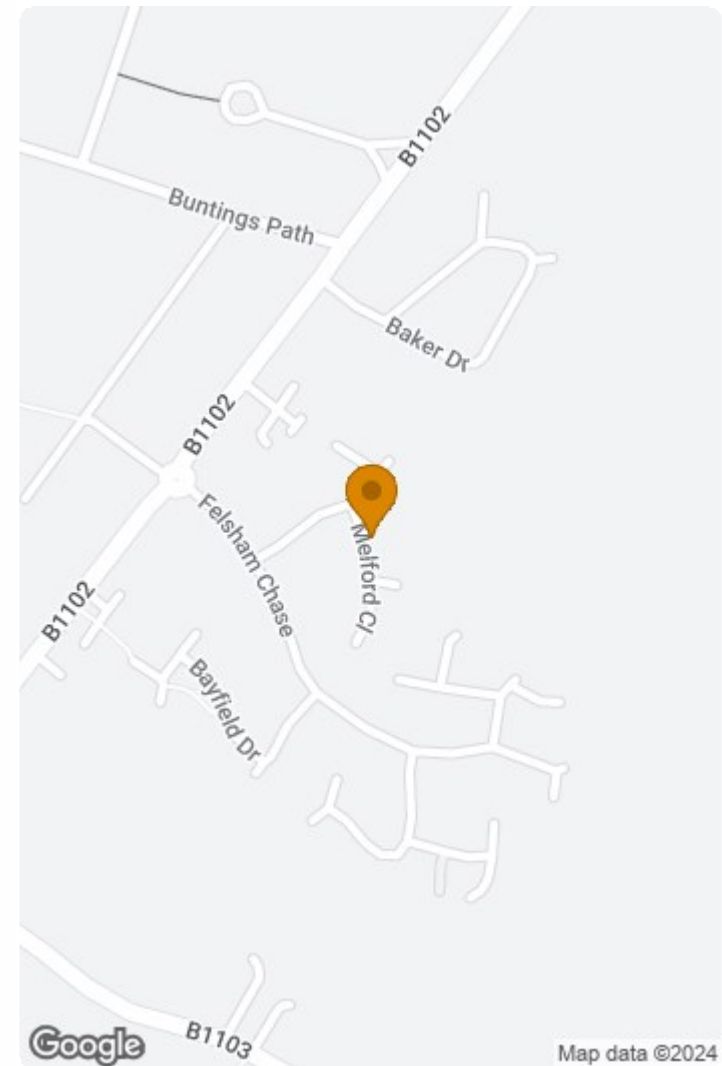
Approximate Gross Internal Area 1867 sq ft – 173 sq m
 Ground Floor Area 1082 sq ft – 100 sq m
 First Floor Area 785 sq ft – 73 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
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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