



Lime Close
Burwell, CB25 0HH
Guide Price £850,000

Lime Close, Burwell, CB25 0HH

A substantial modern and detached family home set within this select development and located in the heart of this thriving and highly regarded village.

This impressive property offers cleverly planned rooms and sizeable accommodation throughout boasting a spacious entrance hall, living room with open fireplace, dining room, study, family room, kitchen/breakfast room, utility room, five bedrooms (two with en-suite) and a family bathroom.

Externally the property offers an extensive driveway providing ample parking, detached double garage and a long, established and landscaped rear garden.

Council Tax F (East Cambridgeshire)
EPC (C)

Accommodation Details:

Entrance Hall

Laid laminate flooring, radiator, staircase rising to the first floor and door through to the:

Living Room 19'0" x 15'2" (5.79m x 4.62m)

Spacious living room featuring grand bricked fireplace and hearth, TV connection point, radiators, window to the front aspect and French style doors out to the rear garden.

Kitchen/Breakfast Room 18'11" x 16'0" (5.77 x 4.90)

Fitted with a range of matching eye and base level storage units and working tops over, range oven and gas hob with extractor hood above, integrated dishwasher, inset stainless steel sink and drainer with mixer tap, tiled splashback

areas, under unit lighting, breakfast bar and windows to the rear aspect.

Dining Room 16'4" x 12'2" (4.98m x 3.71m)

Radiator and bay fronted window to the front aspect.

Family Room 11'0" x 9'7" (3.35m x 2.92m)

Laid laminate flooring, radiator and French style door to the rear aspect.

Study 12'2" x 10'6" (3.71m x 3.20m)

Radiator and window to the front aspect.

Utility 9'7" x 6'6" (2.92m x 1.98m)

Space and plumbing for washing machine and housing combi boiler. Window to the front aspect and door to the rear.

Cloakroom 7'6" x 3'11" (2.30 x 1.20)

Low level WC, wash basin, radiator and window to the front aspect.

First Floor Landing

Access to loft, storage cupboard, radiator and doors leading through to the bedrooms and bathroom.

Master Bedroom 16'0" x 10'11" (4.88m x 3.33m)

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

En-Suite 8'2" x 7'9" (2.49m x 2.36m)

Four piece suite comprising of low level WC, bidet, two pedestal wash basins, enclosed shower cubicle with glass sliding door, tiled walls and flooring. Obscured window to the rear aspect.

Bedroom 2 14'1" x 12'2" (4.29m x 3.71m)

Double bedroom with fitted wardrobes, radiator, window to the front aspect and door through to the ensuite.

En-Suite 13'2" x 12'9" (4.01m x 3.89m)

Comprising of low level WC, pedestal wash basin, enclosed shower cubicle and window to the front aspect.

Bedroom 3 13'6" x 10'8" (4.11m x 3.25m)

Two fitted wardrobes, radiator and window to the front aspect.

Bedroom 4 15'0" x 8'11" (4.57m x 2.72m)

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

Bedroom 5 12'10" x 7'9" (3.91m x 2.36m)

Radiator and window to the rear aspect.

Bathroom 9'7" x 7'9" (2.92m x 2.36m)

Four piece suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, jacuzzi bath, radiator, tiled walls and flooring. Obscured window to the rear aspect.

Outside - Rear

Well established long rear garden accompanied by a variety of mature plants, shrubs and trees. Extensive patio area with outdoor lighting and side pedestrian gate.

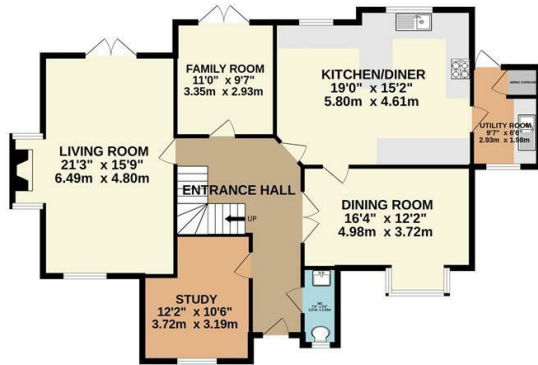
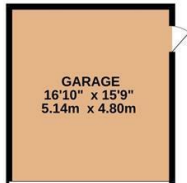
Outside - Front

Extensive driveway leading up to the double garage and side pedestrian gate with outdoor lighting. Frontage of laid shingle enclosed by iron fencing and pathway leading up to the front entrance.

Double Garage

With up and over door.

GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



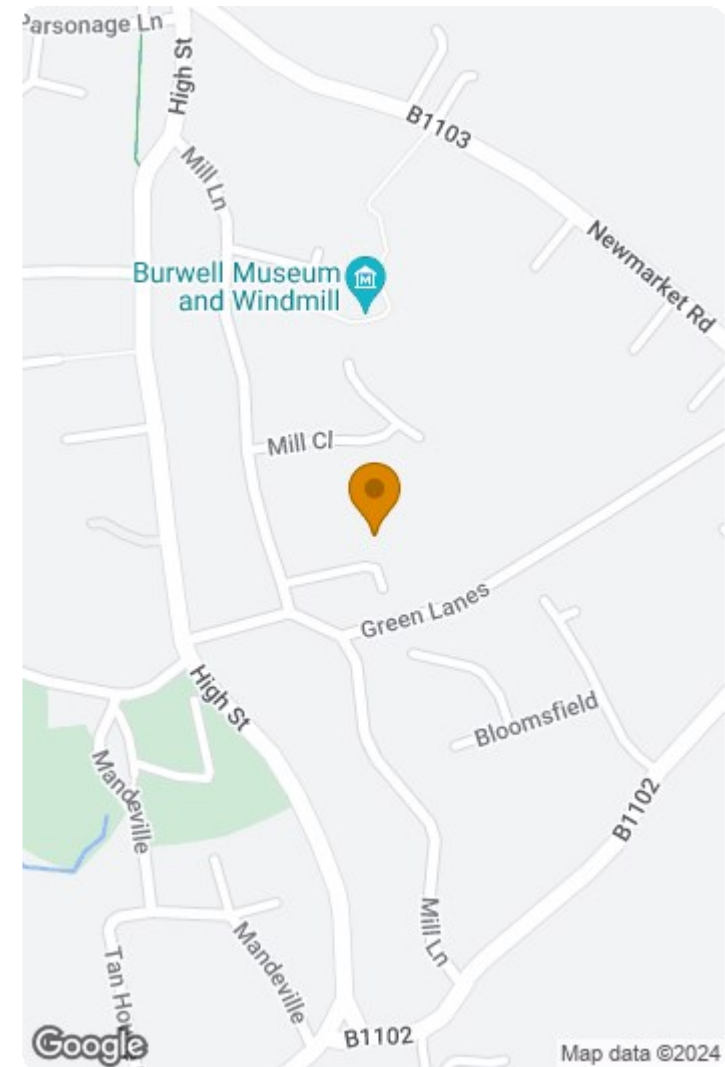
1ST FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1 LIME CLOSE

TOTAL FLOOR AREA : 2522 sq.ft. (234.3 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		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		73	78
	EU Directive 2002/91/EC		

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

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