



Silver Street
Burwell, CB25 0EF
Guide Price £550,000

MA
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Silver Street, Burwell, CB25 0EF

A recently constructed modern and detached family home standing within the heart of this thriving and well served village.

Immaculately presented, this cleverly designed property offers sizeable open plan living and accommodation includes spacious entrance hall, impressive kitchen/Diner family room, sitting room, utility room, cloakroom, four good size bedrooms (ensuite to master) and a family bathroom.

Externally the property offers extensive parking, garage and a fully enclosed rear garden.

EPC (C)

Council Tax (TBC)

Accommodation Details:

Storm canopy and fully glazed front entrance door through to the:

Entrance Hall

Laid tiled flooring, staircase rising to the first floor with storage cupboard under, and door through to the:

Kitchen/Diner Family Room 35'0" x 11'5" (10.67 x 3.49)

Open plan bespoke fitted kitchen with a range of matching eye and base level storage units with wooden working surfaces over, tiled splashback areas, inset ceramic sink with mixer tap over, kitchen island with built in wine rack. Integrated appliances to included a double oven, electric hob with extractor hood above, fridge/freezer and dishwasher. Tiled flooring, TV connection point, window to the front aspect, side external door and sliding doors out to the rear garden. Underfloor heating.

Sitting Room 15'10" x 11'2" (4.84 x 3.41)

Spacious sitting room with TV connection point and French doors out to the rear garden.

Utility Room

Full length storage cupboard, space and plumbing for a washing machine and tumble dryer, tiled flooring and window to the front aspect.

WC

Low level WC, wash basin, tiled walls and flooring.

First Floor Landing

With access to the airing cupboard.

Master Bedroom 11'3" x 11'5" (3.43 x 3.49)

Double bedroom with radiator, storage cupboard, window to the front aspect and door through to the:

Ensuite

Modern three piece white suite comprising a low level WC, wash basin with vanity cupboard under, walk-in shower with glass screen, tiled walls and flooring and Velux window.

Bedroom 2 9'8" x 11'5" (2.95 x 3.49)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 9'9" x 11'1" (2.99 x 3.39)

Double bedroom with radiator and window to the rear aspect.

Bedroom 4 9'6" x 10'7" max (2.92 x 3.24 max)

Double bedroom with storage cupboard, radiator and window to the front aspect.

Bathroom

Family bathroom comprising a concealed WC, wash basin with vanity cupboards under, p-shaped bath with wall mounted shower, tiled walls and flooring and Velux window.

Outside - Rear

Well maintained rear garden with extensive paved patio area, lawn area with newly planted shrubs, outdoor lighting and side pedestrian gate.

Outside - Front

Gravel driveway creating ample off-road parking which leads up to the garage.

Property Information

Maintenance fee - n/a
EPC - C

Tenure - Freehold

Council Tax Band - TBC

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 148 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

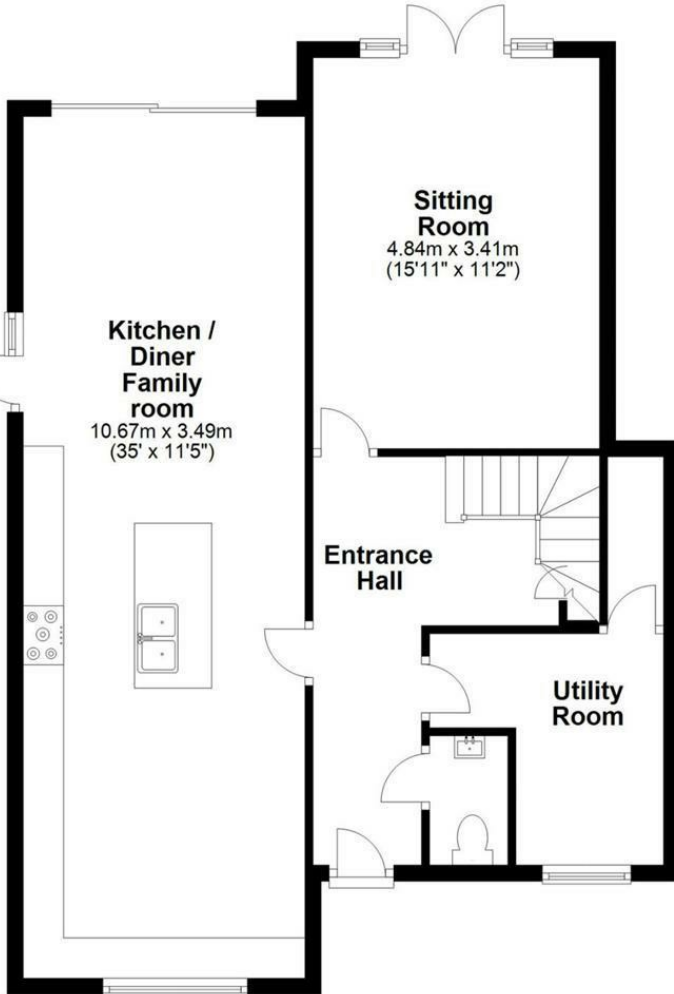
Mobile Signal/Coverage - Ofcom advise limited

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



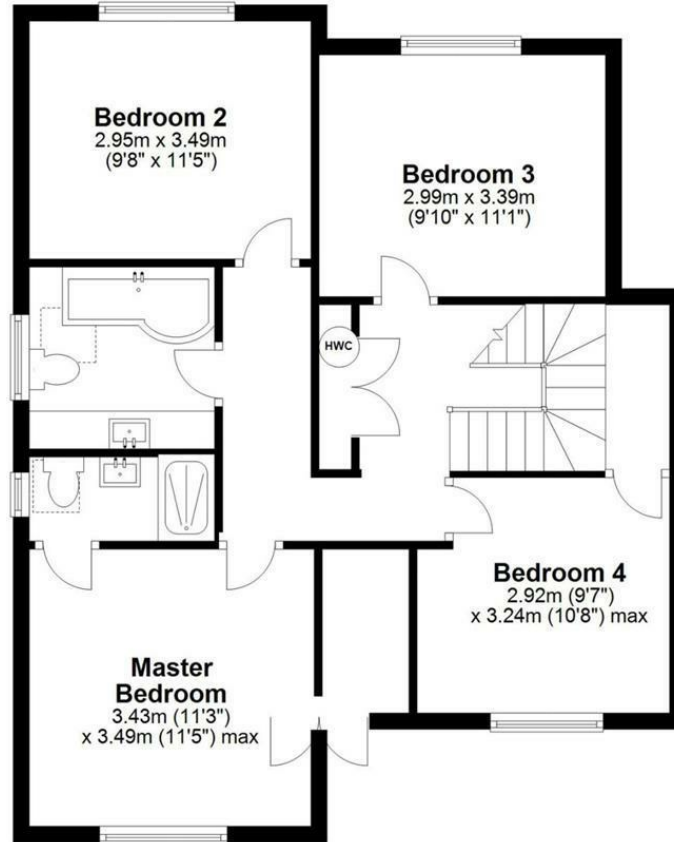
Ground Floor

Approx. 77.0 sq. metres (828.7 sq. feet)

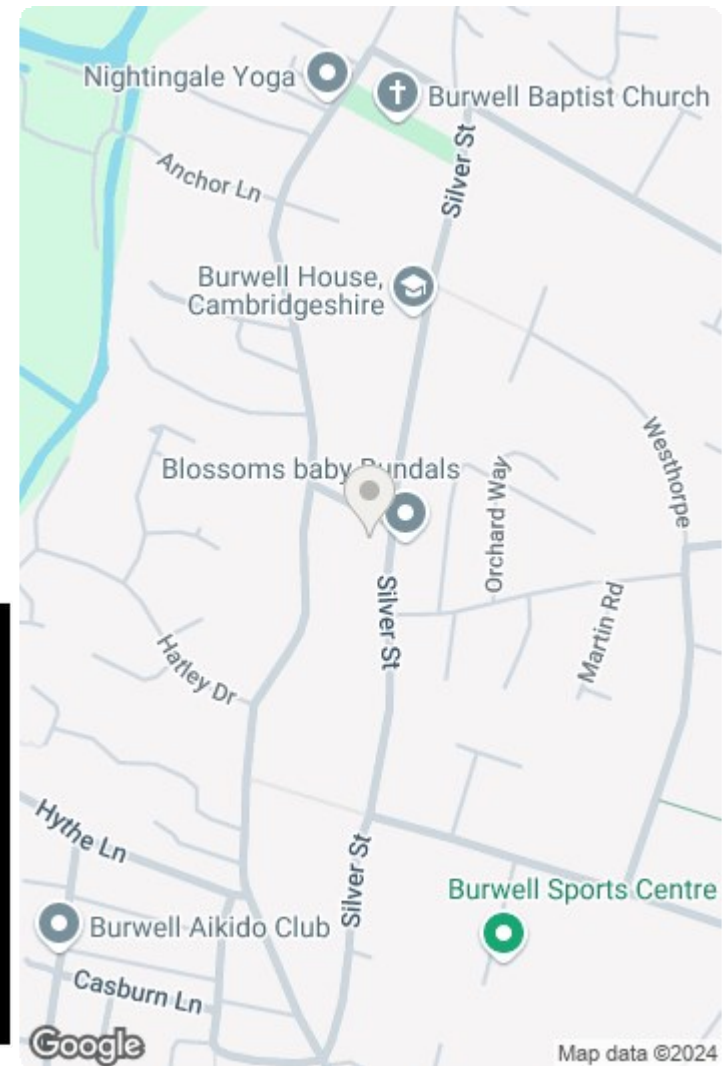


First Floor

Approx. 68.0 sq. metres (732.1 sq. feet)



Total area: approx. 145.0 sq. metres (1560.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions
A (92-100)	77	88	A (92-100)
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)			D (55-68)
E (39-54)			E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





