



**School Lane, Burwell, Cambridgeshire CB25 0HS**

**Offers In Excess Of £585,000**

## School Lane, Burwell, Cambridgeshire CB25 0HS

An attractive and spacious modern property located upon a quiet lane, set within the heart of the village and enjoying glorious views over the historic rooftops of Burwell and the Church.

This well presented home offers accommodation comprising a generous entrance hall, cloakroom, front to rear living room, dining room, kitchen/breakfast room and separate utility, four bedrooms (en-suite to the master bedroom) and a family bathroom.

Both reception rooms open via double doors to private landscaped gardens with secluded seating area and large, detached timber studio/office. Complete with driveway parking and a double garage.

### Porch

With glazed door through to the:

### Entrance Hall

With storage cupboard, radiator, staircase rising to the first floor, window to the front aspect and door through to the:

### Living Room 21'1" x 12'4" (6.43 x 3.76)

Large, bright living room with built in log burner and wood store, radiators, window to the front aspect and French doors out to the rear garden.

### Dining Room 11'8" x 10'1" (3.56 x 3.09)

With radiator and French doors out to the rear garden.

### Kitchen 14'10" x 10'4" (4.53 x 3.16)

With both eye and base level storage units with granite work tops over, stainless steel sink with drainer, integrated fridge/freezer, space and plumbing for oven and dishwasher, tiled splash back areas, window to the rear aspect and door through to the:

### Utility 11'11" x 7'4" (3.64 x 2.24)

Fitted with eye and base level storage units, storage cupboard, stainless steel sink with drainer, water softener, space and plumbing for fridge/freezer and

tumble dryer, window and door to the rear garden and window to front aspect.

### WC 5'10" x 3'10" (1.79 x 1.19)

With concealed WC, wash basin with vanity under, part tiled walls, wall mounted mirror and window to the side aspect.

### First Floor Landing

With airing cupboard and window to the front aspect.

### Bedroom 1 14'2" x 11'8" (4.32 x 3.56)

With fitted wardrobes, TV connection point, radiator, window to the rear aspect and door through to the:

### Ensuite 7'10" x 7'6" (2.41 x 2.29)

Three piece suite comprising of concealed WC, two wash basins with vanity's underneath, tiled multi-jet shower cubicle with sliding door, tiled flooring, electric underfloor heating and heated towel rail.

### Bedroom 2 14'2" x 8'0" (4.32 x 2.44)

With radiator and window to the front aspect.

### Bedroom 3 12'4" x 10'1" (3.76 x 3.09)

With radiator and window to the front aspect.

### Bedroom 4 10'11" x 8'9" (3.34 x 2.69)

With fitted wardrobes, radiator and window to the rear aspect.

### Bathroom 7'6" x 6'7" (2.29 x 2.01)

Four piece suite comprising of low level WC, wash basin, panelled Jacuzzi bath with jets and power shower over, bidet, part tiled walls, electric underfloor heating, towel rail and window to the rear aspect.

### Office/Studio 19'10" x 9'11" (6.06 x 3.04)

With power and lighting, wood effect flooring, windows to the side aspect and double doors.

### Garage 15'5" x 15'4" (4.70 x 4.68)

With up and over door, pedestrian door, power & lighting.

### Outside - Front

Paved driveway leading up to the double garage and electric car changing point. Steps up to path leading to the front entrance with lighting and small laid to lawn frontage with hedging.

### Outside - Rear

Beautifully landscaped rear garden with decked seating area, paved patio area, outdoor lighting and power, outdoor tap, raised flower beds and side pedestrian gate out to the driveway.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 140 SQM

Parking – Driveway for several cars & Double garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

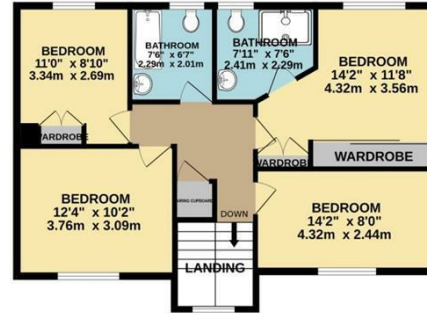
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – 1 neighbour has right of way across drive, not hindering parking for this property.

GROUND FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



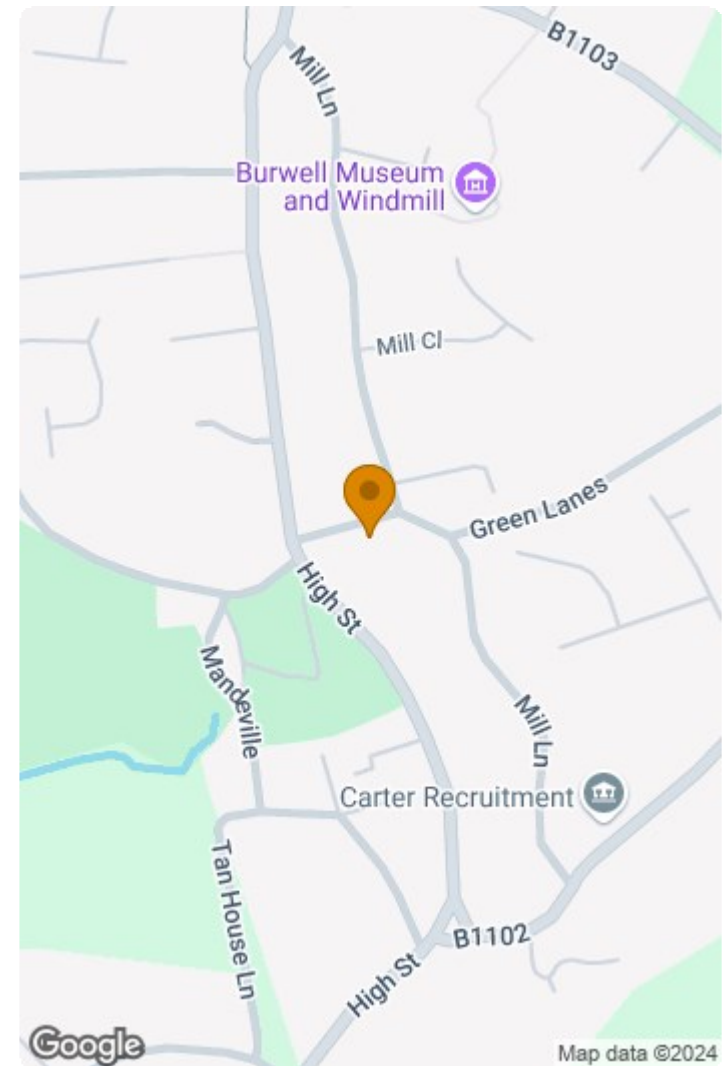
1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



4 SCHOOL LANE

TOTAL FLOOR AREA : 1938 sq.ft. (180.0 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.  
Made with Metropix ©2023



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		66	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	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.

