



Reach Road, Burwell CB25 0BU

Guide Price £560,000

Reach Road, Burwell CB25 OBU

A superbly presented, five-bedroom detached family home located in the sought-after and well-served village of Burwell.

This property offers light and spacious accommodation throughout, with the standout feature being the fantastic open-plan kitchen/dining room—a perfect space for family living and entertaining. The ground floor also benefits from a utility room, a cloakroom, and a cosy living room with double doors leading out to the rear garden. The property is equipped with double-glazed windows and gas-fired central heating throughout.

Upstairs, the first floor boasts five well-proportioned bedrooms. The main bedroom features an en suite, while bedrooms 1 and 2 include fitted wardrobes. Bedroom 5 offers versatility, making it an ideal home office for those working remotely. A family bathroom completes the first floor.

Outside, you'll find a delightful, enclosed, south-westerly-facing garden—perfect for outdoor relaxation. The property also benefits from a garage with an electric roller shutter door, currently used as a home gym, which is accessible through the utility room. A driveway provides convenient off-road parking.

This is a wonderful opportunity to secure a long-term family home in a highly desirable location. Viewing is highly recommended.

Entrance Hall

Spacious entrance hall with wood flooring. Half glazed door and window overlooking front aspect. Built-in storage cupboard housing electric meters, telephone connection point. Radiator. Doors to kitchen/dining room, living room and cloakroom. Stairs to first floor.

Kitchen/Dining Room 14'1" x 12'0" & 12'5" x 10'4" (4.30m x 3.67m & 3.80m x 3.15m)

Spacious and well presented kitchen/dining room with wood flooring to dining area. Fitted Shaker style kitchen with a range of matching eye level and base storage units with granite effect working top surfaces over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Space and connection for cooker with integrated extractor above. Integrated dishwasher and fridge. Tiled splashbacks throughout working areas. Tiled flooring. Vertical wall mounted radiator. Further radiator to dining area. . Dual aspect windows. Doors to entrance hall and utility room.

Utility Room 8'0" x 6'9" (2.45m x 2.07m)

Fitted with a range of Shaker style base level storage units with work top over and tiled surrounds. Stainless steel inset sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble drier. Extractor fan. Tiled flooring. Doors to kitchen/dining room and garage.

Living Room 18'6" x 12'1" (5.66m x 3.70m)

Beautifully presented living room with wooden flooring. Attractive fire place with limestone surround and granite hearth with coal effect gas fire . Dual aspect windows. Radiators. Two television aerial connection points. French doors leading rear garden. Door to entrance hall.

Cloakroom

White suite comprising low level WC, pedestal hand basin. Tiled flooring. Obscured window. Radiator. Door to entrance hall.

Landing

Spacious landing with doors to all bedrooms and family bathroom. Radiator. Loft hatch access. Stairs to ground floor.

Bedroom 1 11'7" x 10'10" (3.55m x 3.32m)

Spacious double room. Dual aspect windows to the front and side, built-in wardrobe with sliding mirror doors, television aerial and telephone connection points. Doors to en suite and landing.

En Suite

White suite comprising of side panel bath, separate shower cubicle with shower attachment, pedestal wash hand basin, low level WC, radiator, tiled flooring and Velux window. Attractively tiled surrounds. Door to bedroom 1.

Bedroom 2 12'5" x 9'5" (3.79m x 2.88m)

Double bedroom with window overlooking front aspect. Fitted wardrobes. Radiator. Door to landing.

Bedroom 3 10'3" x 8'2" (3.13m x 2.50m)

Double bedroom with Dorma window. Radiator. Door to landing.

Bedroom 4 8'10" x 8'3" (2.70m x 2.54m)

Double bedroom with window to rear aspect. Radiator. Door to landing.

Bedroom 5 9'11" x 8'6" (3.04m x 2.61m)

Double room with window to side aspect and Velux window to the rear aspect. Radiator. Door to landing.

Bathroom

White suite comprising panel sided bath with shower over, low level WC, pedestal wash hand basin, tiled walls and floor and Velux window. Radiator. Door to landing.

Outside - Front

Shrub borders with pathway leading to the front door with storm porch over. Driveway parking to the front of the garage.

Outside - Rear

A beautifully landscaped garden with 2 patio areas providing space for table and chairs, shed, gravel pathway surrounding area laid to lawn, trees, shrub borders and beds. Fully enclosed by wall to three sides and fence to fourth, pagoda to the corner and door leading to garage.

Garage 17'4" x 8'8" (5.29m x 2.66m)

Up and over style door, power and light. Currently used a gym. Doors to rear garden and utility room.

PROPERTY INFORMATION

EPC - C

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 - 136 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, 1000Mbps

download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

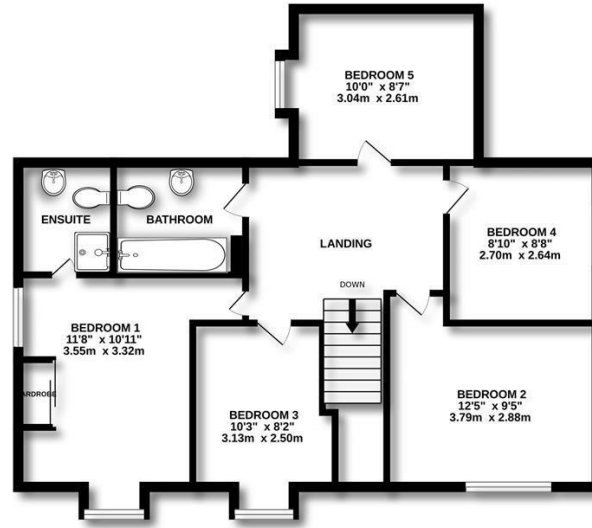
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location – What 3 Words - sloping.vacancies.sheet

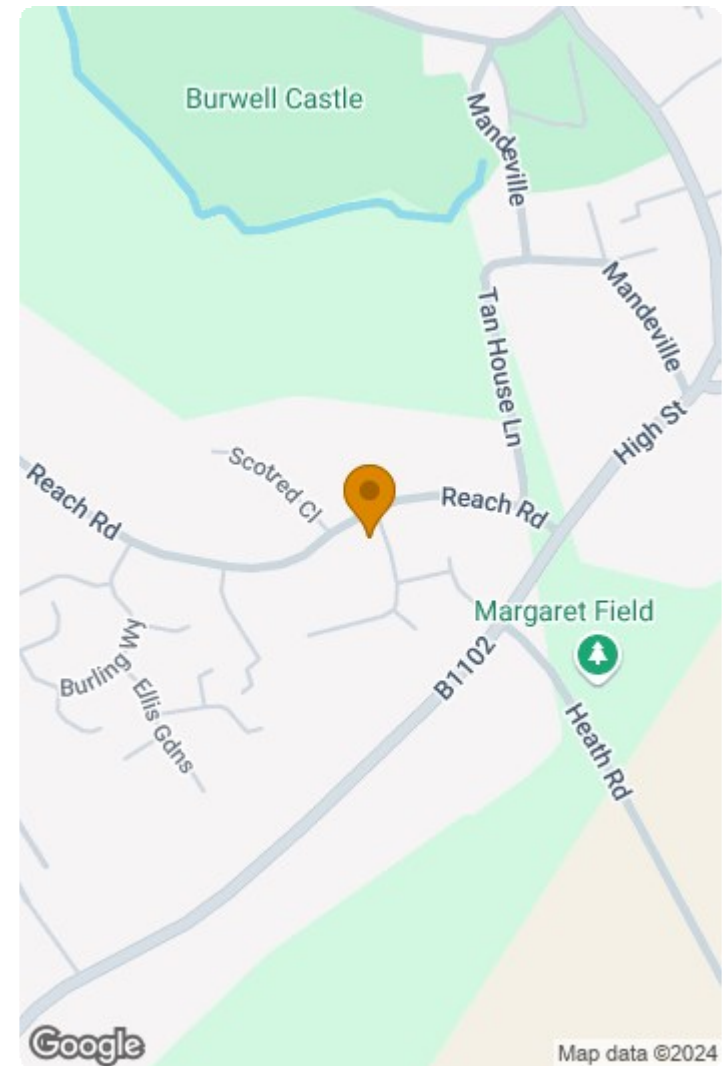
GROUND FLOOR



1ST FLOOR



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 ©2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	83		
<p>Very energy efficient - lower running costs</p> <p>A (92-100) B (81-91) C (69-80) D (55-68) E (49-54) F (39-48) G (1-38)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (92-100) B (81-91) C (69-80) D (55-68) E (49-54) F (39-48) G (1-38)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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.





