



**Silver Street, Burwell  
Cambridge, CB25 0EF  
Offers Over £700,000**

**MA**  
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Silver Street, Cambridge, CB25 0EF

A rather special and individually built detached home boasting substantial accommodation and set in the heart of this thriving and highly regarded village setting.

Cleverly designed and finished to a high level of standard throughout, this family home offers sizeable rooms throughout and boasts some fabulous open plan living with superb refitted kitchen/dining room with sitting room, study/sitting room, utility room, cloakroom, four good size bedrooms ( ensuite to master & dressing area ) and a family bathroom.

Externally the property offers extensive resin driveway providing ample parking, fully enclosed garden and useful outbuilding/possible studio.

AN INTERNAL INSPECTION IS STRONGLY RECOMMENDED.

**About Burwell:**  
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

**Hallway**  
With laid wooden flooring, oak staircase rising to the first floor and door through to the:

**Dining Area/Sitting Room**  
33'4" x 12'11"  
Spacious sitting room with featured media wall and electric fireplace, TV connection point, window to the front aspect.

Display shelving with LED lighting, built-in drinks fridge and additional island seating area. Window and bi-folding doors out to the rear aspect.

**Kitchen/Breakfast Room**  
Modern kitchen fitted with a variety of matching eye and base level storage units and granite working surfaces over, tiled splash back areas, undermounted stainless steel sink with mixer tap over, large kitchen island providing seating for up to 6 people. Built-in kitchen appliances to include two Samsung ovens and a Samsung four-ring induction hob with hood over, two integrated dishwashers, space for an American fridge freezer.

**Utility**  
With working surfaces and storage, undermounted stainless steel sink with mixer tap over, space for a washing machine and tumble dryer. Side external door.

**Pantry**  
With shelving.

**WC**  
9'8" x 6'6"  
Concealed WC, hand basin with vanity cupboard under, part tiled walls and obscured window to the side aspect.

**Study**  
9'8" x 9'8"  
With fitted storage units and window to the front aspect.

**First Floor Landing**  
With access to large storage cupbored, window to the front aspect.

**Master Bedroom**  
16'5" x 12'10"  
Substantial sized bedroom with ample fitted storage cupboards, TV connection point, radiators, access to loft space and door through to the:

**Dressing Room**  
With built-in drawers and railings. Door though to the:

**Ensuite**  
7'8" x 5'2"  
Three piece bathroom suite comprising a concealed WC, hand basin with vanity drawer under, walk-in shower cubicle with with Mira digital shower controls, marbled tiled walls and flooring, heated towel rail, obscured window to the side aspect.

**Bedroom 2**  
12'11" x 11'10"  
Double bedroom with built-in storage, radiator and window to the front aspect.

**Bedroom 3**  
13'2" x 10'1"  
Double bedroom with built-in storage, radiator and window to the rear aspect.

**Bedroom 4**  
11'10" x 9'8"  
With radiator and window to the front aspect.

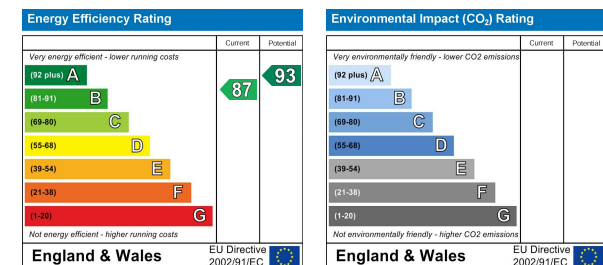
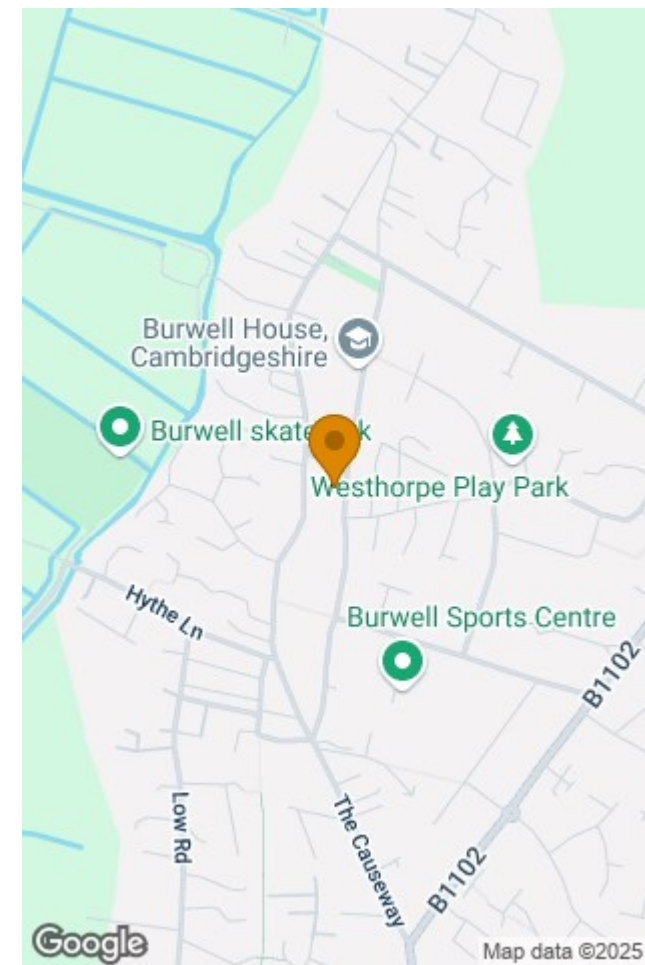
**Bathroom**  
9'8" x 6'10"  
Luxury fitted bathroom suite comprising a concealed WC, floating hand basin, free-standing bath Mira digital bath filler, marble tiled walls and flooring, wall mounted LED mirror and obscured window to the side aspect.

**Outside - Front**  
Enclosed by bricked wall resin driveway with ample off-road parking, boarders containing shrubs, outdoor lighting and side pedestrian gate.

**Outside - Rear**  
Beautifully landscaped garden mostly laid to artificial lawn with laid resin patio seating area, variety of thriving shrubs, outdoor lighting and door though to the:

**Outbuilding**  
18'0" x 11'5"  
With underfloor heating, light and power connected

**Property Information:**  
Maintenance fee - N/A  
EPC - B  
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 Foot - 2260 sq. ft  
Parking – Driveway  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Electric  
Broadband Connected - TBC  
Broadband Type – Superfast available, 155Mbps download, 20Mbps upload  
Mobile Signal/Coverage – Ofcom suggest likely/limited  
Rights of Way, Easements, Covenants – None that the vendor is aware of



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