



**Silver Street, Burwell CB25 0EF**

**Guide Price £525,000**



## Silver Street, Burwell CB25 0EF

A modern family home superbly set in the heart of this thriving and well served village and offered for sale with no onward chain.

Cleverly planned and offering deceptively spacious accommodation, the property boasts entrance hall, living room, dining room, study/sitting room, kitchen, utility room, cloakroom, four bedrooms ( ensuite to master ) and bathroom.

Externally the property offers a fully enclosed and delightful rear garden and double garage with extensive driveway.

### Entrance Hall

Spacious entrance hall with doors leading to kitchen, dining room, living room, study/sitting room and cloakroom. Built-in storage cupboard. Stairs to first floor.

### Kitchen 10'2" x 10'2" (3.10m x 3.10m)

Modern contemporary kitchen with range of eye and base level cupboards and storage drawers with granite work top over. Butler sink with mixer tap over. Space and connection for large range style cooker with glass splashback and stainless steel extractor over. Integrated microwave. Integrated dishwasher. Tiled flooring. Window overlooking rear garden. Doors leading to utility room and entrance hall.

### Dining Room

Spacious dining room with window overlooking front aspect. Tiled flooring. Radiator. Double doors to entrance hall.

### Living Room 16'4" x 12'1" (5.00m x 3.70m)

Spacious living room with window overlooking side aspect. Feature fireplace with stone and white surround with stone hearth and mantel. French doors leading to rear patio area. Radiator. Door to entrance hall.

### Sitting Room/Study 10'5" x 8'6" (3.20m x 2.60m)

Generous room, offering a variety of uses. with window overlooking side aspect. Radiator. Door to entrance hall.

### Utility Room 9'6" x 5'2" (2.90m x 1.60m)

Tiled flooring. Doors leading to kitchen and rear garden. Generous built-in storage cupboard.

### Cloakroom

Modern white suite comprising low level W.C. and wall mounted hand basin with built-in storage drawer under. Tiled flooring. Obscured window. Tiled to wet areas. Door to entrance hall.

### Landing

Doors to all bedrooms and bathroom. Window overlooking front aspect. Radiator. Stairs to ground floor.

### Bedroom 1 11'5" x 10'9" (3.50m x 3.30m)

Generous double bedroom with window overlooking rear aspect. Built-in wardrobes. Doors to en suite and landing.

### En Suite

White suite comprising low level W.C., handbasin and walk-in shower.

### Bedroom 2 10'8" x 8'6" (3.26m x 2.60m)

Spacious double bedroom with window overlooking rear aspect. Radiator. Door to landing.

### Bedroom 3 9'2" x 8'10" (2.80m x 2.70m)

Spacious double bedroom with built-in wardrobes. Radiator. Window overlooking front aspect. Door to landing.

### Bedroom 4 5'6" x 5'6" (1.690m x 1.70m)

With window overlooking side aspect. Radiator. Loft hatch. Door to landing.

### Bathroom

White suite comprising low level W.C., hand basin and panelled bath with wall mounted shower and mixer tap over. Tiled flooring. Radiator. Obscured window, Door to landing.

### Outside - Front

Sizeable driveway providing ample off road parking, leading to double garage with electric doors. Access gates leading to rear garden.

### Outside - Rear

Block paved patio area to the side of the house with steps up to a raised, split level lawned areas with a variety of mature shrubs and trees and a variety of planting. Timber shed. Pathways leading to access gates to the front.

### PROPERTY INFORMATION

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 - 121 SQM

Parking – Driveway & Double Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

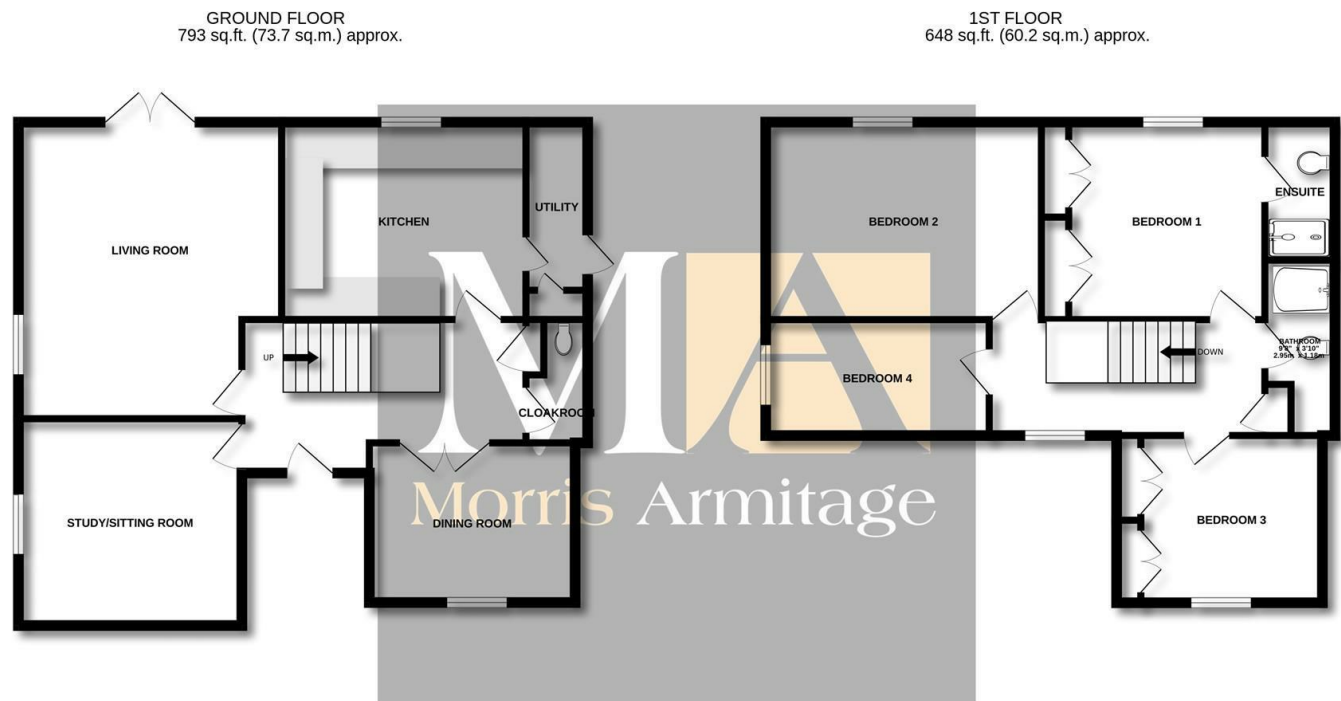
Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 330Mbps download, 50Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

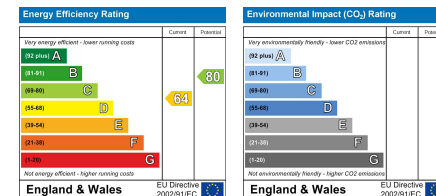
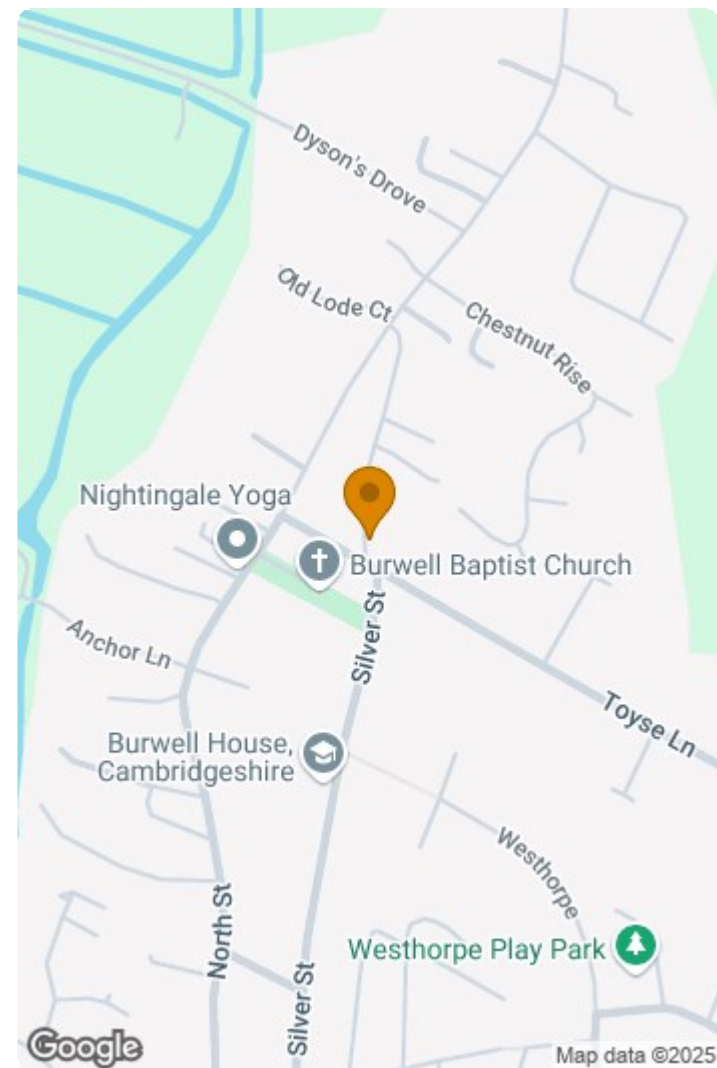
Rights of Way, Easements, Covenants – None that the vendor is aware of



**TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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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