



**Factory Road, Burwell CB25 0BN**

**Guide Price £775,000**

# Factory Road, Burwell CB25 0BN

An individually built modern and detached family home standing within this non-estate location and set within striking distance of Wicken Fen Nature reserve.

This impressive property has been cleverly designed to offer sizeable rooms over three floors. Accommodation includes entrance hall, sitting room, kitchen/dining room, utility room, cloakroom, five bedrooms ( three ensuites ) and family bathroom.

Externally the property offers extensive driveway providing ample parking and a fully enclosed rear garden.

## Entrance Hall 7'9" x 11'11" (2.37m x 3.65m)

Spacious entrance hall with attractive wooden flooring. Doors to kitchen/dining room, sitting room, utility room, cloakroom and understairs cupboard. Underflooring heating. Stairs to first floor.

## Kitchen/Dining Room 22'5" x 14'10" (6.85m x 4.53m)

Stunning, contemporary Shaker style kitchen. A range of matching eye and base level cupboards with granite worktop over and matching island incorporating breakfast seating area. Composite sink and drainer with mixer tap over. Integrated double, eye level, Bosch ovens. Inset induction hob within kitchen island. Integrated dishwasher. Integrated fridge/freezer. Spacious dining area. Tiled flooring throughout. Underfloor heating. Dual aspect window. French doors leading to rear garden. Door to entrance hall.

## Sitting Room 20'0" x 12'2" (6.12m x 3.71m)

Spacious living room with attractive wooden flooring. Windows to the front and side aspects. Underfloor heating. Door to entrance hall.

## Utility Room 5'10" x 9'5" (1.79m x 2.88m)

Range of matching base and eye level cupboard with granite worktop over. Composite sink and drainer with mixer tap over. Space and plumbing for washing machine. Tiled flooring. Glazed door to rear garden. Window to rear aspect. Door to entrance hall.

## Cloakroom

White suite comprising low level W.C. and hand basin with mixer tap over. Obscured window. Door to entrance hall.

## First Floor Landing

Spacious landing with doors to four bedrooms and

bathroom. Airing cupboard. Stairs to ground floor and second floor landing. Window to front aspect.

## Master Bedroom 11'9" x 12'7" (3.60m x 3.86m)

Spacious double bedroom with dual windows to rear and side aspects. Radiator. Doors to en suite and landing.

## En Suite

Contemporary white suite comprising low level W.C., oval hand basin with mixer tap over and built-in storage drawers under and generous walk-in shower cubicle, attractively tiled. Tiled flooring. Ladder radiator. Window to rear aspect. Door to Master bedroom.

## Bedroom 2 11'1" x 10'5" (3.40m x 3.20m)

Generous double bedroom with window to rear aspect. Radiator. Doors to en suite and landing.

## En Suite

Contemporary white suite comprising low level W.C., oval hand basin with mixer tap over and built-in storage drawers under and generous walk-in shower cubicle, attractively tiled. Tiled flooring. Ladder radiator. Window to rear aspect. Door to bedroom 2.

## Bedroom 3 10'11" x 14'10" (3.35m x 4.53m)

Spacious double bedroom with dual windows overlooking front aspect. Radiator. Door to landing.

## Bedroom 5 7'11" x 12'8" (2.42m x 3.88m)

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

## Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in cabinet under and bath with mixer tap and shower attachment over. Attractively tiled. Tiled flooring. Ladder radiator. Door to landing.

## Second Floor Landing

Door to bedroom 4 and stairs to first floor landing. Velux window.

## Bedroom 4 11'4" x 16'0" (3.47m x 4.90m)

Spacious double bedroom with dual windows to rear aspect and Velux window. Radiator. Doors to en suite and second floor landing.

## En Suite

Contemporary white suite comprising low level W.C., oval hand basin with mixer tap over and built-in cabinet under and bath with mixer tap and shower attachment over. Attractively tiled. Tiled flooring. Ladder radiator. Door to bedroom 4.

## Outside - Front

Hardstanding driveway providing ample off road parking. Planted areas to borders. Access gates to rear garden.

## Outside - Rear

Attractive patio area to rear of house with pathways to either side and access gates to the front. French doors to kitchen/dining room and sitting room. Door to utility room. Lawned area with some birch tree planting.

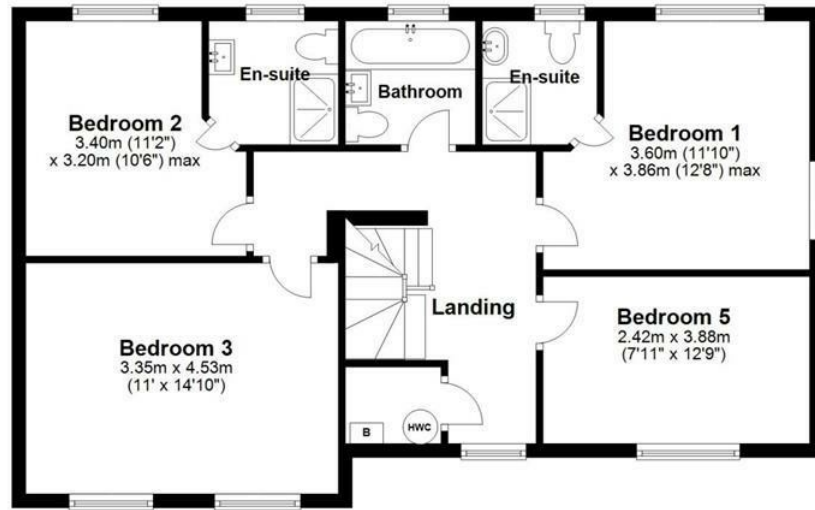
## PROPERTY INFORMATION

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 - 173 SQM  
Parking – Driveway  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Underfloor/Radiators/LPG  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

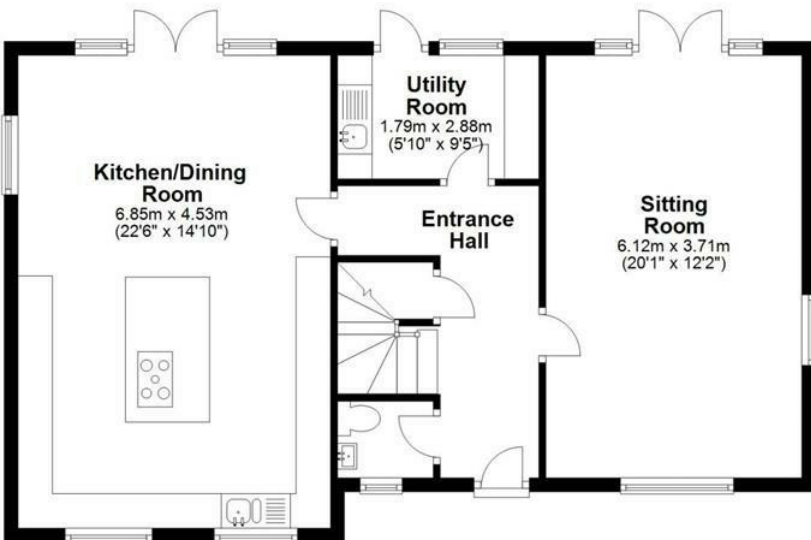
## LOCATION

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.

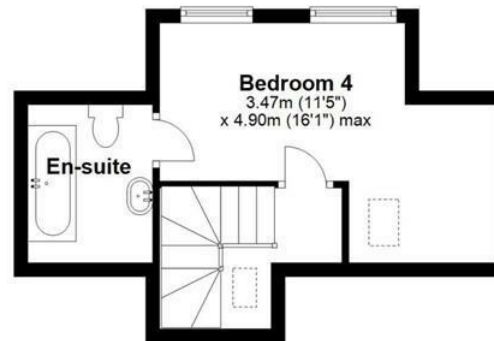
**First Floor**  
Approx. 72.6 sq. metres (781.3 sq. feet)



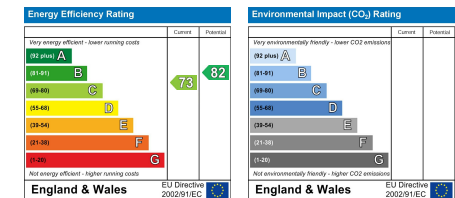
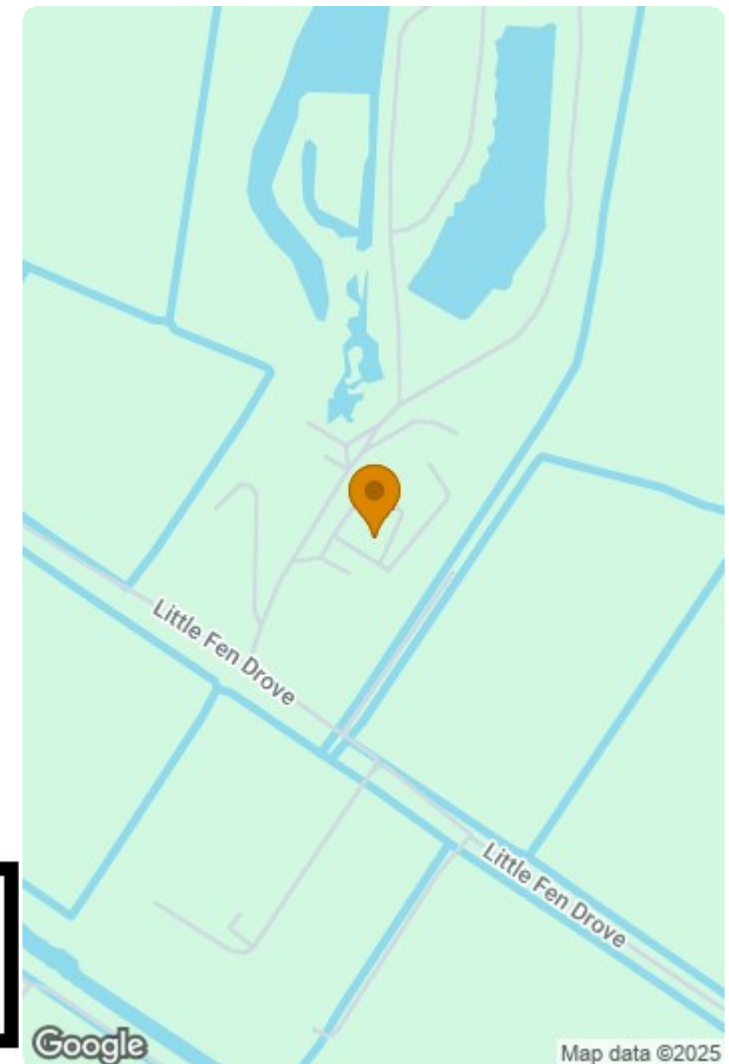
**Ground Floor**  
Approx. 66.3 sq. metres (713.5 sq. feet)



**Second Floor**  
Approx. 20.9 sq. metres (225.2 sq. feet)



Total area: approx. 159.8 sq. metres (1720.1 sq. feet)



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