



**Roman Close, Burwell CB25 0RQ**

**Guide Price £360,000**



## Roman Close, Burwell, Cambridgeshire CB25 0RQ

A superb modern and detached family home standing in this peaceful and highly regarded village setting and offered for sale with no onward chain.

Cleverly designed, this property offers accommodation to include entrance hall, living room/dining room, kitchen, two double bedrooms and bathroom.

Externally the property offers a delightful fully enclosed and offering a good degree of privacy rear garden, garage and parking.

Viewing recommended.

### Entrance Hall

With access to loft space, radiator, cupboard housing gas fired boiler, built in storage cupboard, access and doors leading to sitting/dining room, both bedrooms and shower room.

### Kitchen/Breakfast Room 9'8" x 8'11" (2.95m x 2.72m)

Fitted with a range of eye level and base storage units with work top surfaces over, built in oven, separate four ring gas hob with extractor hood over, space for under counter fridge, space and plumbing for washing machine, inset sink unit with mixer tap over, vinyl flooring, radiator, windows to the front and side aspects, part glazed door to the side aspect. Door to sitting/dining room.

### Sitting/Dining Room 16'2" x 13'4" into bay (4.93m x 4.06m into bay)

Spacious sitting/dining room with large bay window to the rear aspect. Sliding patio doors the side aspect. Radiator. Doors to entrance hall and kitchen/breakfast room.

### Bedroom 1 12'9" x 10'11" (3.89m x 3.33m)

With window to the rear aspect, built in wardrobe and dressing table, radiator. Door to entrance hall.

### Bedroom 2 9'3" x 9'0" (2.82m x 2.74m)

Dual aspect room with windows to the

front and side aspects, radiator. Door to entrance hall.

### Shower Room 6'11" x 5'7" (2.11m x 1.70m)

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, radiator, extractor, window with obscured glass to the front aspect. Door to entrance hall.

### Garage 16'9" x 8'2" (5.13 x 2.5)

Single garage electric up and over style door, power and lighting and pedestrian door leading to the garden.

### Outside - Front

Front garden laid to lawn with beds containing a variety of plants/shrubs, mature hedging, mature trees, gated access to rear garden, pathway to front door.

### Outside - Rear

Wrap around, part walled rear garden predominantly laid to lawn with borders containing a variety of mature plants/shrubs, raised patio/seating area with awning, outside lighting.

### PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - c (East Cambs)

Property Type - Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - tbc

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available,

49Mbps download, 8Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

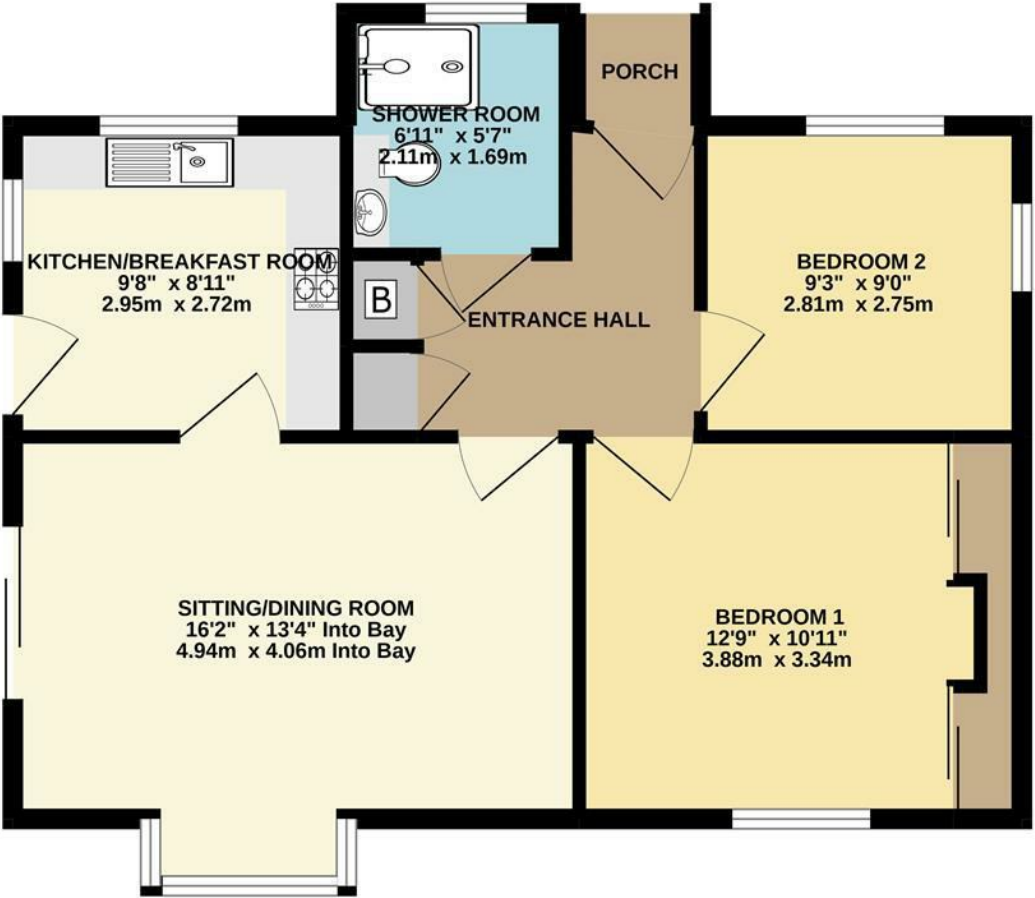
Rights of Way, Easements, Covenants - None that the vendor is aware of

### LOCATION

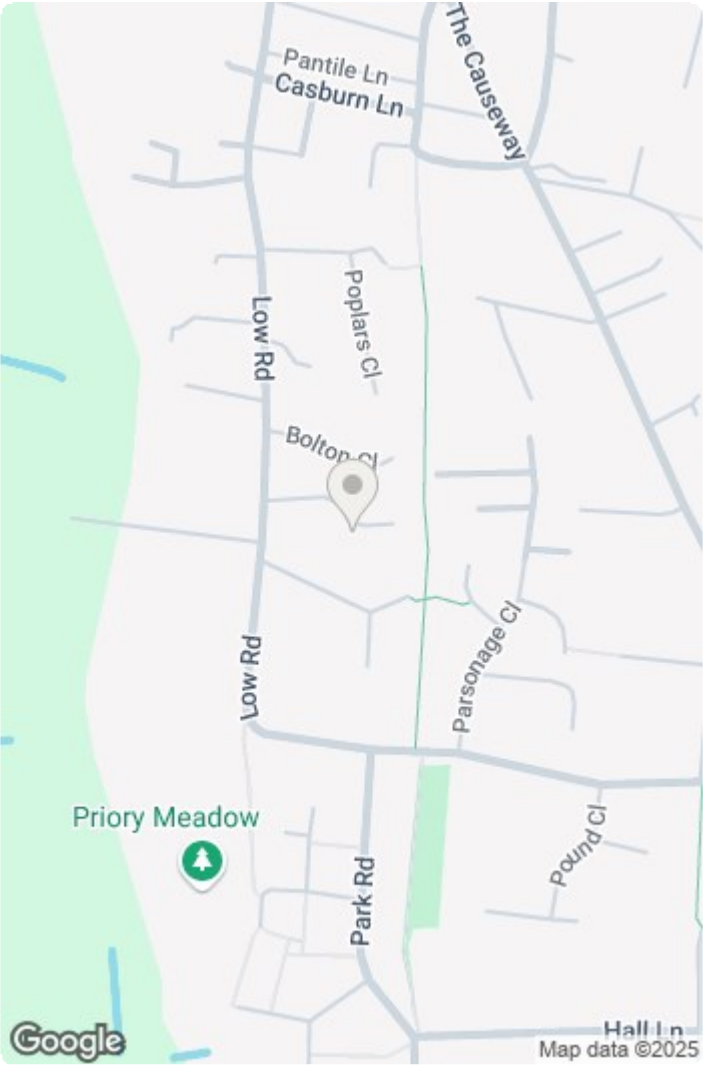
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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.



GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92 plus A	
81-91 B		81-91 B	
70-80 C		70-80 C	
59-69 D		59-69 D	
49-58 E		49-58 E	
39-48 F		39-48 F	
29-38 G		29-38 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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